



June 26, 2018

**TO:** Park Board Chair and Commissioners  
**FROM:** General Manager – Vancouver Board of Parks and Recreation  
**SUBJECT:** Oakridge Centre Redevelopment – New Park Concept

---

## RECOMMENDATION

THAT the Vancouver Park Board approve the proposed park concept for a new park at the Oakridge Centre redevelopment, as shown in Appendix A.

## POLICY

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over park land use in the City of Vancouver, including any structures, programs and activities, fees, and improvements that occur within designated parks.

The Board approves major changes in Vancouver parks including the design and development of parks.

The development of this new park is underpinned by progressive principles outlined within the following guiding documents and strategies:

- [Greenest City Action Plan](#) (2010): Sets two targets to improve access to nature (150,000 trees and 5 min walk to greenspace).
- [Park Board Strategic Framework](#) (2012): Includes five strategic directions, one of which is Greening the Park Board. The plan states that the "preservation and enhancement of the natural environment is a core responsibility of the Park Board" and that the Board "will develop sustainable policies and practices that achieve environmental objectives while meeting the needs of the community".
- [Local Food Action Plan](#) (2013): Provides an action-focussed, feasible, and creative plan to guide the sustainable local food movement in Vancouver.
- [Urban Forest Strategy](#) (2014): Policy and operational guidelines to enhance the urban forest on private lands, streets, and parks.
- [Bird Strategy](#) (2015): Celebrates the importance of birds in Vancouver, and provides voluntary landscape and architectural guidelines to enhance urban bird habitats.
- [Biodiversity Strategy](#) (2016): Increase the amount and ecological quality of Vancouver's natural areas to support biodiversity and enhance access to nature.
- [The People, Parks and Dogs Strategy](#) (2017): Promotes the comfort and safety of all park users by fostering responsible dog ownership and clarifying rules, boundaries and etiquette for dog off-leash activity in parks. Additionally, the strategy seeks to integrate a variety of appealing and safe dog off-leash spaces in our parks that are easily accessed by local residents who directly support their success.

- [VanPlay: Parks and Recreation Services Master Plan](#) (in process - 2019): VanPlay will provide a comprehensive understanding of recreation needs at a citywide scale, new park and recreation provision standards, and level of service targets (e.g., amount, accessibility, connectivity, quality) for parks and recreation amenities.

## **BACKGROUND**

In March 2014, City Council approved in principle the rezoning of 650 West 41st Avenue (Oakridge Centre), and with it a comprehensive site redevelopment of the 28 acre site. This included a mix of housing, commercial, and office uses, as well as a civic centre containing a community centre, expanded library, seniors centre, and childcare facility. The approved rezoning application included an innovative approach to park and recreation provision as part of the expansive redevelopment project, with a nine (9) acre park built over the proposed shopping centre renewal.

The rezoning stipulated that park planning and design would follow a Park Board led public consultation process, and that the park concept be brought to the Park Board for consideration of approval. The park will be constructed by the developer applicant at their cost, to Park Board standards, prior to being transferred to the City and Park Board. It is currently anticipated that the park will be delivered in two phases over the next ten (10) years.

In 2017, Henriquez Architects, under a new ownership team of Quadreal and Westbank, began work on the park concept with Park Board staff in anticipation of submitting a revised proposal for the site in 2018. The proposed park concept has been guided by a vision, set of principles and a robust public consultation process.

In February 2018, the Park Board received a presentation that provided an overview of the park design process, results from Phase 1 public engagement, and the next steps in the project, which included a Board workshop on the preferred draft concept and a second round of public engagement.

## **Neighbourhood Context**

The Cambie Corridor is the largest growth area in the city outside of downtown. With the approval of the Cambie Corridor Phase 3 Plan in May 2018, over 45,000 new residents are expected by 2041, more than doubling the current population.

Oakridge Centre has been identified as the core of one of seventeen designated Municipal Town Centres (MTC) by the Metro Vancouver Regional Growth Strategy – recommending it as a regionally-significant urban centre accommodating a range of job, retail, cultural, and public spaces, and a variety of housing options. The Oakridge MTC is also part of a Frequent Transit Development Area (FTDA), which makes it a priority location for concentrated growth in higher-density forms.

Proposed densification in the Oakridge MTC, immediately around Oakridge Centre, will consist of a mix of townhouses through residential and mixed use developments up to 34 storeys tall on arterial roads. This will bring many new residents to the blocks surrounding the Oakridge Centre.

As shown in Appendix A, section 1, the area's existing park network includes Queen Elizabeth Park and a number of neighbourhood parks. The new park at Oakridge, along with four other

future parks to be delivered through other major projects in the area, will help to address growing demand for park space in the MTC and Cambie Corridor at large. This will be further enhanced by improving the connectivity of the network, as identified in the early goals of VanPlay. It is anticipated that the new park at Oakridge will be a significant destination.

### **Redevelopment Overview**

In addition to the park, the proposal for the redevelopment of Oakridge Centre is for a mixed-use development consisting of one and two levels of retail and office; 10 towers varying in heights of up to 44 storeys; 3 mid-rise buildings with commercial, office, and residential uses (including social housing, market rental, and market units); a civic centre including a new community centre (including senior's centre), library spaces, and a child daycare facility; all over three levels of underground parking.

The development plans for over 2600 residential units of varying sizes, including 290 market rental and 290 social housing units. The project is currently one of the largest shopping centre redevelopment projects in North America.

### **Community Centre**

The Park Board community centre that will be included in the new civic centre will be provided by the developer applicant at no cost to the City. The community centre will be co-located with a library and childcare facility, and will include a fitness centre, gymnasium, seniors centre with kitchen, youth centre, cultural space and multi-use spaces.

In response to anticipated growth in the neighbourhood, the size of the civic centre has increased from 70,000ft<sup>2</sup> to 100,000ft<sup>2</sup> since the rezoning. The recreation and library spaces have expanded to include: a doubling of the size of the senior's centre; addition of a youth hub; a 200 seat community event and performance space; artist in residence studios; and 60 out-of-school childcare spaces. The increased size of specific aspects of the civic centre recognizes an increase in the projected number of people that will live in the MTC.

The centre's location has shifted from the 2014 rezoning, and is now located near the corner of 41<sup>st</sup> Avenue and the western extents of the site (a new street), adjacent to the largest area of ground level park. This is the first new community centre in many years that has been designed and constructed at the same time as an adjacent park, providing opportunities from the outset for a strong relationship of indoor/outdoor programming (day-to-day as well as festivals and events) and contributing greatly to Oakridge as the heart of the Municipal Town Centre.

The interior layout within the civic centre will be further refined, in consultation with staff, user groups, and targeted public consultation through the typical review process for the development permit application anticipated in mid-2019.

### **DISCUSSION**

The redevelopment of Oakridge Centre will include a new Vancouver Park Board owned and operated park. The new nine (9) acre public park will be the first of its kind of this scale in Vancouver, located partially on the roof top of the mall and partially at ground level. Although not the first Park Board Park built on structure, it will be the largest to date. This innovation in park design will offer a unique experience for existing and new residents in the area and will act as a destination park for the rest of the city. It will be designed and operated to look, feel and function as a part of the Park Board's system with equal access for all.

As land becomes both increasingly scarce and unaffordable in Vancouver, the ability to acquire and develop public park space, especially of the scale of this new park, is increasingly challenging. In many cases, the Park Board must assemble sites through a number of acquisitions over time; a process which can take many years, and is also not guaranteed to result in a contiguous park space. The Oakridge Centre redevelopment provides an opportunity to achieve an approach to park provision through less traditional means, and to push the boundaries of on-structure park development, including innovative and ambitious horticultural and ecological objectives.

The design work completed in 2017-2018 has significantly advanced the park concept as shown in the 2014 rezoning. In addition to advancing the design, there have been improvements to the configuration of the location and boundary, as well as an improvement in the relationship to adjacent uses including the relocation of the civic centre and food hall (now opening to the rooftop level). Reconfiguration has resulted in a shift of approximately 1.5 acres from the rooftop to a second ground level park area, in addition to the 0.25 acres shown during the rezoning. Whereas the rooftop area of the park was previously all at level 3, it is now partially on level 2, allowing for closer integration with the ground level portions of the park. Within the 9 acres, there is a significantly increased area of useable park space on the roof, due to strengthened structural work proposed to the roof of the mall, enabling the activation of 2.86 acres of previously inaccessible park area. As shown in Appendix A section 3, skylights and the roof of the food hall are not included in the 9 acre total, but will be integrated into the park design as fully as possible.

### **Park Board Process**

In accordance with rezoning condition 19.d, Park Board staff undertook a Park Board led park design and public consultation process with the development applicant to develop the proposed park design concept being presented in this report. In addition to a design concept, the work has included confirmation of park programming to reflect current trends and public input, and park vision and design principles which will help to guide detailed design development.

The Park Board led process has been nested in a City led process, through which Park Board staff have been working closely with City staff. The City has outlined the following 2018 milestones for the planning process:

- Preliminary Development Permit (PDP) application (complete)
- **Park Board approval of park concept (this report)**
- Development Permit Board PDP approval in principle (scheduled for July 23, 2018)
- Council approval of text amendment
- Development Permit applications/approvals/issuance for specific phases of Oakridge Centre redevelopment (2018 and beyond)

As part of the PDP process, Park Board staff have been closely involved in early functional planning of the civic centre process, an REFM managed process.

### **Public Consultation Process and Highlights**

Throughout 2017 and 2018, the Park Board led process has included two phases of public consultation yielding approximately 1300 questionnaire responses, as well as two jointly held



open house series – the first with the applicant in November/December 2017, prior to submitting the PDP application, and the second with the City in May 2018 as part of the PDP process. All events were held at venues at the Oakridge Centre mall. The first phase saw a total attendance of approximately 325 people, and the second was attended by approximately 1200 people.



Summaries of the two phases of public consultation are included in Appendices B and C. Feedback received in the first phase helped to determine the type of activities, elements and components for the new park, and to inform the park design principles and draft concept presented in phase 2. The input received in phase 1 was also used to help create a vision for the park.

Phase 2 input provided further feedback and helped staff to gauge levels of public support for the vision, principles and draft concept. Feedback from both phases is incorporated in the report sections that follow.

### Vision and Principles

Ultimately, the park will need to both function and be perceived as fully public, inviting, and accessible, meeting the following vision:

*The new park at Oakridge Centre will provide a diverse and welcoming collection of park spaces balancing tranquil and active uses strongly connected by an unexpected rooftop Pacific Northwest landscape.*

*It will ensure vibrant interaction between the adjacent civic centre and the shopping mall uses to create a lively city-wide destination while also serving the daily park and recreation needs of nearby residents.*

The park intent and concept is further guided by eight (8) principles. These were refined, and in a few cases renamed, following the first phase of public consultation, and met with high degrees of satisfaction in the second phase of public consultation. The vision and principles will continue to help guide the design of the park through future detailed design phases.

#### 1. Accessible and Inviting

- Accommodate all ages and levels of fitness and ability.

- Invite everyone into the park, with minimum of six highly visible and easily accessed entry points from the street, transit station, and mall.
- Ensure the park is publicly accessible during standard park hours, regardless of whether the mall is open, and ensure universal access to all areas of the park.
- Provide easy park-specific wayfinding from space to space and entry to exit.
- Clearly delineate public and private spaces.
- Extend the park to the entry points through design and programming.

## **2. Safe and Connected**

- Ensure the park design and operations create a safe environment.
- Connect and animate spaces such that park users feel comfortable in the park.
- Optimize views into the park and between park spaces.

## **3. Lush and Diverse Landscape**

- Create a biodiverse, lush urban forest and connection to nature.
- Ensure large canopy trees will thrive on all levels of the park.
- Harness, use and celebrate rainwater.

## **4. Light and Shade**

- Locate activities to optimize solar access.
- Design a landscape that responds to varying sun and shade patterns.
- Provide sufficient shelter from sun and rain.

## **5. Flexible**

- Ensure the park allows for a wide range of things to do, from social, active and fitness focused to calm, peaceful and restorative.
- Design a park that can both host special events and support everyday neighbourhood use at the same time.
- Design a park that can adapt to demographic trends and activity changes over time.
- Design for all weather use.
- Recirculate and reuse water where possible.
- Include multipurpose spaces.

## **6. Balance Lively & Tranquil Spaces**

- Create strong indoor – outdoor relationships between public amenities, including the Civic Centre, and the park.
- Animate places in the park by matching them with lively building edges.
- Pair quieter park uses with office and residential uses.

## **7. One Park, Many Parts**

- Weave together a series of unique but interconnected spaces into a coherent whole.
- Use site and detailed design, views and programming to unify the park.

## **8. Innovative**

- Design a destination park that redefines what is possible in a landscape on top of a building.
- Deliver park services in new and engaging ways.
- Create unexpected nature on a rooftop.

## **Site and Adjacent Use Analysis**

In reaching a proposed design concept, a number of layers of analysis were undertaken to ensure that the principles were being met as much as possible.

As the park will be located partly at ground level and partly on the mall's roof, the interrelationships between the areas on each level and the transitions between them were carefully considered to ensure the park will function as both six distinct areas but also as a whole. The size and configuration of the park allows for many different uses to be programmed into the park – from quiet tranquil spaces through more vibrant spaces.

Access to the different areas and levels of the park will be provided through a minimum of six points of entry, including a combination of stairs, escalators, and elevators. This includes publicly accessible access points which are open during non-mall hours, with at least two accessible elevator access points open 24 hours. Access points will be designed to be highly visible and inviting both at ground level and within the park.

While most parks are bordered by street edges or significant pathways, the new park at Oakridge is more closely integrated with adjacent uses. The park concept considers appropriate pairing of park programming areas and land uses, and the design of the buildings will be reviewed to ensure any adjacent building entries or building facades support the park principles while ensuring no private uses or buildings are situated within the park boundary.

Solar access to different areas of the park has been considered, and activities have been located according to how much they would be impacted by building shadows. The detailed design and planting design will respond to varying sun and shade patterns.

## **Proposed Park Concept**

Appendix A illustrates the proposed concept plan, followed by more detailed illustrations of the 6 distinct areas within the park. A majority of respondents in phase 1 were either “very satisfied” or “satisfied” (80%) with the overall park proposal presented. The draft concept presented to the public in phase 2 included greater detail and refinement, and introduced a number of central themes and park elements which will be key to the park as a whole, helping to tie together the different areas. These include lush plantings and large trees, habitat for birds and pollinators, a variety of seating opportunities, interactive play and water, as well as an 800m running and walking track that links the rooftop areas together.

One of the key findings of the first phase of consultation was a public desire for an expansion of the lush Pacific-northwest landscape featured in the Woodland area, and an emphasis on planting for habitat. The proposed concept has pulled this landscape through the park: as transitions between spaces, across levels and bordering open and more heavily programmed areas.

In phase 2, respondents indicated similar levels of support for the concept, with 78% indicating that they like or really like the concept.

### **Six Park Areas**

Sections 7 to 14b in Appendix A illustrate six distinct park areas, which are each described in more detail below.

#### **1. Civic Centre Park**

The Civic Centre Park will be located at street level, and provides an introduction to the larger park area on the roof. It is easily accessed from 41st Avenue and the civic centre, allowing community centre activities to spill outside and animate the park. It includes:

- Destination nature play area for a range of ages;
- Great steps as amphitheater seating, with play spaces and big slides;
- Large informal and flexible lawn area for gathering, play and events;
- Outdoor pavilion for informal programmed and event use;
- Outdoor activity spaces for adjacent community centre;

The new Park Board community centre, co-located within the new civic centre along with a library and childcare facility, will be designed to take advantage of the adjacency to the park with outdoor spaces directly accessible off the ground floor of the centre.

In the first phase of consultation, support for design ideas in this area received only 54% to 63% support. Incorporating greater opportunities for play, natural elements and a variety of seating, levels of public support for this more fully evolved concept was 80%.

#### **2. Upper Green**

The Upper Green is designed to be a large open lawn space with a lush treed backdrop, located on the upper level of the park. It includes:

- Large green for a variety of informal activities;
- Bordered by the running loop;
- Generous space for group activities like tai chi, yoga and fitness boot camps and occasional events;
- Covered pavilion for concerts, performances and group activities;
- Fenced off-leash dog area, designed to meet the People, Parks and Dogs neighbourhood urban dog off-leash area design standards.

The Upper Green remained consistently supported between the phases of consultation, at 77% and 75%. The most commented on topic was the off-leash dog area, receiving more comments in favour of it than against it, including support for it being fenced and surrounded by trees.

#### **3. The Commons**

The Commons is designed to provide a hub of activity next to the restaurants and outdoor dining patios of the food hall, and encourage use throughout the day and evening, during all seasons with a variety of seating, gathering and activity options.

The Commons design includes:

- Variety of seating options for performances of different sizes, along with trees and landscaped areas for sun and shade seating options;
- Pavilion for events and performances, as well as for daily use as a covered area for tai chi and other activities;
- Open lawn for a variety of informal uses including yoga, sunbathing, picnicking, Frisbee, and temporary volleyball or badminton nets;
- Playground space for a range of ages;
- Interactive fitness stations;
- Outdoor games, such as table tennis;
- Integration of treed and landscaped islands;
- Space for temporary art and recreation installations.

Support for the design of the Commons increased from 61% - 67% in phase 1, to 79% in phase 2, which evolved in response to comments that called for more natural elements in the area and the introduction of play areas. Far fewer comments were received on this area in phase 2, with respondents noting that they support the multi-use nature of the area and its intent as a community hub for all ages. A small number of respondents commented that the design for this area is trying to achieve too much. This will be considered during more detailed design of the area.

#### **4. The Meadow Gardens**

The Meadow Gardens is a lush wildflower and grass landscape design for strolling and bird watching and will provide food and homes for birds and other pollinators. An adjacent community learning garden and support space would provide opportunities to work together to grow, share and learn about a wide variety of fruits and vegetables, beekeeping and other gardening pursuits. It includes:

- Terraced community learning garden and orchard;
- Outdoor classroom and gathering area with support facilities for gardening;
- Pavilion for indoor learning opportunities and event space;
- Meandering path through a large perennial meadow that will encourage birds and insects;
- Lush treed edge;
- Places for quiet contemplation, nature observation, and bird watching.

The Meadow Gardens was one of the top two supported areas in both phases of consultation at 81% and 82%. Revisions to the design responded to comments regarding the potential for the meadow to provide habitat, and the introduction of a community learning garden approach, rather than allotment gardens, which focus less on education and have narrower participation. Comments in phase 2 generally supported the approach and emphasized, again, support for habitat creation.

The governance model for the community learning garden will be established in later phases, closer to implementation, leveraging the proximity of the garden to the Park Board's community centre.

## **5. The Woodland**

The Woodland is envisioned as a lush urban forest with boardwalks and attractive seating areas. A diversity of understory plants, showcasing a diversity of Pacific Northwest native flora, will create a green, restorative experience in contrast to some of the more active spaces in the park. It includes:

- Meandering boardwalk through a forest setting;
- Seating areas for small groups and individuals;
- Quiet areas for reflection.

The Woodland was one of the top two supported areas in both phases of consultation at 85% and 81%. Revisions to the design responded to comments regarding making the area larger, denser and on enhancing the integration of a Pacific Northwest landscape. Similar comments were provided in phase 2 and will be considered during the more detailed design of the area as the planting approaches and plans are developed.

## **6. Pocket Park**

The Pocket Park is designed to provide a neighbourhood park at street level as well as lead people to the entrance to the larger rooftop park. The park will bring people together for a mix of active play and opportunities for social activities. It includes:

- Preschool aged playground;
- Variety of seating overlooking the playground;
- Groves of trees and landscaping that lead the way up to the park on the rooftop.

The Pocket Park remained consistently supported between phases of consultation, at 68% and 70%. In both phases, at least 20% of respondents had a neutral reaction to this area of the park. Revisions to the design responded to comments regarding making the area more natural, rather than focusing on the built environment. In the second phase, some commented on possible safety concerns of situating a playground close to a street. This will be thoroughly considered during more detailed design of the area.

## **NEXT STEPS**

### **Design Development**

More detailed designs for the park will be submitted over the coming years via phased development permits submitted by the development.

### **Phasing**

The park is to be constructed by the development applicant and the constructed park will be transferred to the City and Park Board in two phases, as illustrated in section 15 of Appendix A. The first is anticipated to occur by the end of 2023, along with the civic centre, with a target for the remainder of the park to be constructed and transferred by the end of 2028. These dates are contingent on development permit and enactment processes.

### **Park Operation and Maintenance Agreement**

The park will function like any other park in the City of Vancouver with respect to access, use, and hours of operation and it will be regulated under the Parks Control By-laws. However, per rezoning condition 19.j, repair, replacement, and maintenance of the park, to the Park Board's standards, shall be at the sole cost of the owner of the retail and commercial portion of the development.

Following approval of the proposed park concept, Park Board staff will collaborate with the applicant on the development of a Park Operations and Maintenance Agreement to the satisfaction of the General Manager of Parks and Recreation. Integral to this agreement is that as part of development permit submissions, the applicant is responsible for providing a maintenance manual for each of the six (6) park areas.

### **SUMMARY**

The new nine (9) acre public park at Oakridge Centre will offer a unique experience for existing and new residents in the area and will act as a destination park for the rest of the city. Featuring six (6) distinct park areas with a balance of lively and tranquil spaces in order to provide a wide range of activities, from social, active and fitness focused to calm, peaceful and restorative. Applying a rich layer of ecological and horticultural design, the park will create unexpected nature on a rooftop, redefining what is possible on a landscape on top of a building. Featuring a series of unique but interconnected spaces, the park will be woven together with a rich Pacific Northwest landscape and an 800m jogging and walking track.

The park will be constructed and programmed to both function and be perceived as a fully public, inviting and accessible Park Board park for all, meeting the new park's vision to "provide a diverse and welcoming collection of park spaces balancing tranquil and active uses strongly connected by an unexpected rooftop Pacific Northwest landscape", and "ensure vibrant interaction between the adjacent civic centre and the shopping mall uses to create a lively city-wide destination while also serving the daily park and recreation needs of nearby residents".

General Manager's Office  
Vancouver Board of Parks and Recreation  
Vancouver, BC

Prepared by:  
Katy Amon/Dave Hutch, Planning and Research

ka/dh/jk/clc

# A NEW PARK AT OAKRIDGE CENTRE

## APPENDIX A: PROPOSED PARK CONCEPT



JUNE 25, 2018



# 1

# PARK CONTEXT

## \* Future Parks

**Braemar Park** **3.11 acres**  
Field house, fields

**Devonshire Park** **3.8 acres**  
Open Space

**Hillcrest Park** **18.6 acres**  
Community Centre, rink, pool, fields, running path

**Riley Park** **6.6 acres**  
Playground, fields, field house

**QE Park** **130.7 acres**  
Sports and games, golf, tennis, dogs off-leash

**Oak Meadows Park** **11.7 acres**  
Fields, walking path, dogs off-leash

**Columbia Park** **6.9 acres**  
Playground, fields, wading pool

**Montgomery Park** **9.9 acres**  
Sports fields, field house, playground

**McDonald Park** **2.6 acres**  
Path, playground, tennis

**Tisdall Park** **12.4 acres**  
Fields, wellness circuit

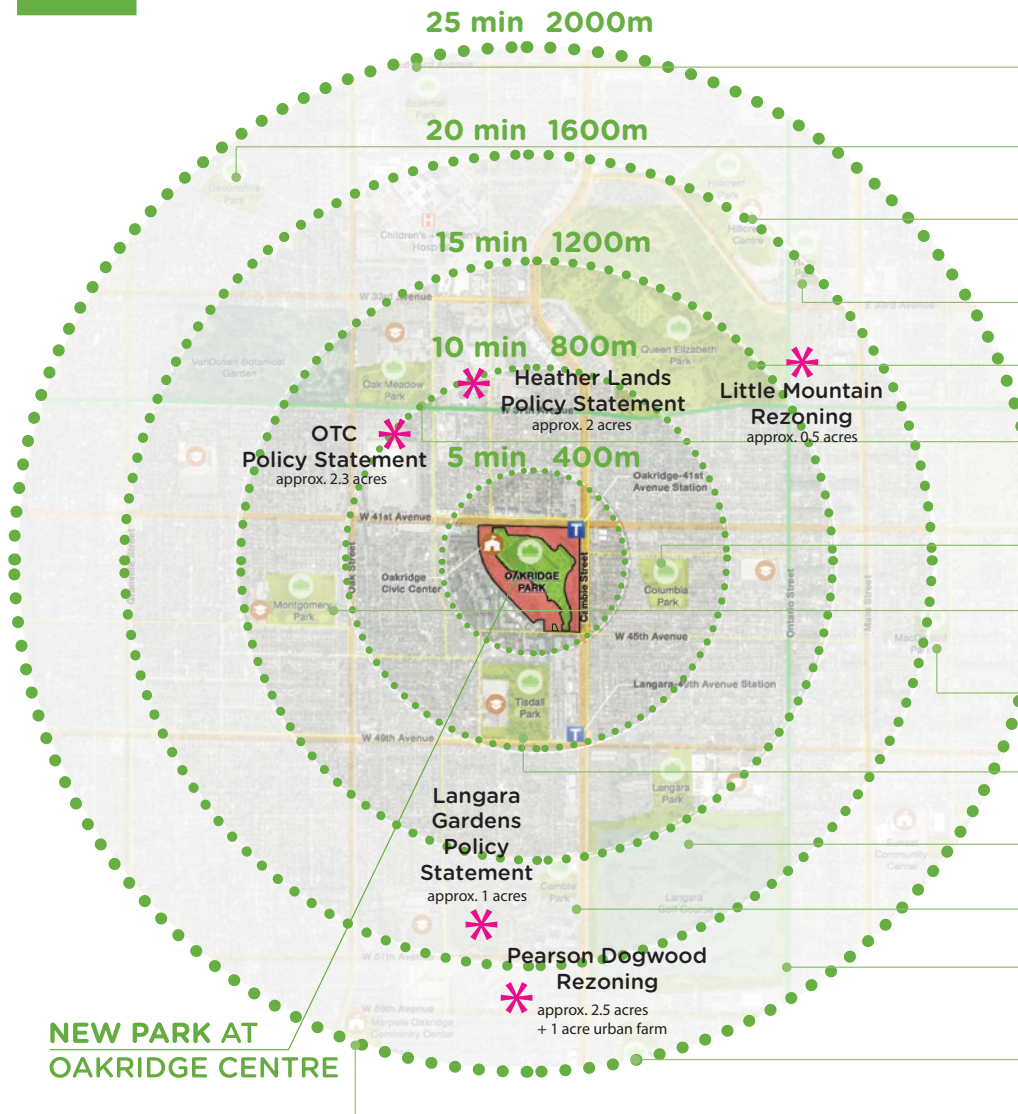
**Langara Park** **2.9 acres**  
Open space

**Cambie Park** **2.3 acres**  
Open space

**Langara Golf Course Perimeter Path** **1.5 acres**  
Path, playground, tennis

**Winona Park** **13.1 acres**  
Field house and fields, playground

**Oak Park** **12.9 acres**  
Community Centre, sports and lit fields, tennis, playground and spray park



**NEW PARK AT OAKRIDGE CENTRE**

## THE PARK

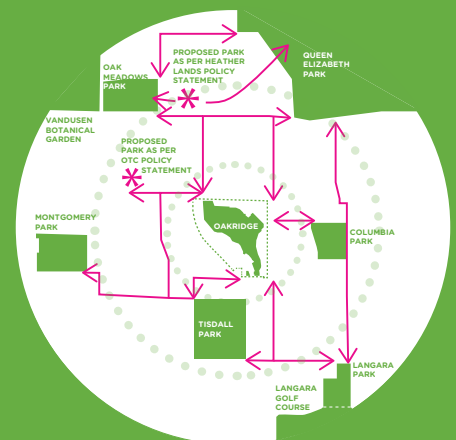
## IN THE CONTEXT OF CAMBIE CORRIDOR

The Cambie Corridor is the largest growth area in the city outside of downtown. With the approval of the Cambie Corridor Phase 3 Plan in May 2018, over 45,000 new residents are expected by 2041, more than doubling the current population.

Proposed densification in the Oakridge MTC, immediately around Oakridge Centre, will consist of a mix of townhouses through residential and mixed use developments up to 34 storeys tall on arterial roads. This will bring many new residents to the blocks surrounding the Oakridge Centre.

The Cambie Corridor currently includes a number of neighbourhood parks, as well as Queen Elizabeth Park.

The new park at Oakridge, along with four other future parks to be delivered through other major projects in the area, will help to address growing demand for park space in the MTC and Cambie Corridor at large. This will be further enhanced by improving the connectivity of the network, as identified in the early goals of VanPlay.



# 2

# DESIGN PRINCIPLES



## ACCESSIBLE AND INVITING

- Accommodate all ages and levels of fitness and ability.
- Invite everyone into the park, with minimum of six highly visible and easily accessed entry points from the street, transit station and mall.
- Ensure the park is publicly accessible during standard park hours, regardless of whether the mall is open and ensure universal access to all areas of the park.
- Provide easy park-specific wayfinding from space to space and entry to exit.
- Clearly delineate public and private spaces.
- Extend the park to the entry points through design and programming



## FLEXIBLE

- Ensure the park allows for a wide range of things to do, from social, active and fitness focused to calm, peaceful and restorative.
- Design a park that can both host special events and support everyday neighbourhood use at the same time.
- Design a park that can adapt to demographic trends and activity changes over time.
- Design for all weather use.
- Recirculate and reuse water where possible.
- Include multipurpose spaces.



## SAFE & CONNECTED

- Ensure the park design and operations create a safe environment.
- Connect and animate spaces such that park users feel comfortable in the park.
- Optimize views into the park and between park spaces.



## BALANCE LIVELY & TRANQUIL SPACES

- Create strong indoor - outdoor relationships between public amenities, including the Civic Centre, and the park.
- Animate places in the park by matching them with lively building edges.
- Pair quieter park uses with office and residential uses.



## A LUSH & DIVERSE LANDSCAPE

- Create a biodiverse, lush urban forest and connection to nature.
- Ensure large canopy trees will thrive on all levels of the park.
- Harness, use and celebrate rainwater.



## ONE PARK, MANY PARTS

- Weave together a series of unique but interconnected spaces into a coherent whole.
- Use site and detailed design, views and programming to unify the park.



## LIGHT AND SHADE

- Locate activities to optimize solar access.
- Design a landscape that responds to varying sun and shade patterns.
- Provide sufficient shelter from sun and rain.



## INNOVATIVE

- Design a destination park that redefines what is possible in a landscape on top of a building.
- Deliver park services in new and engaging ways.
- Create unexpected nature on a rooftop.

## Vision

The new park at Oakridge Centre will provide a diverse and welcoming collection of park spaces balancing tranquil and active uses strongly connected by an unexpected rooftop pacific-northwest landscape.

It will ensure vibrant interaction between the adjacent civic centre and the shopping mall uses to create a lively city-wide destination while also serving the daily park and recreation needs of nearby residents.

# 3 ANALYSIS

The diagrams illustrated here provide an analysis of:

- Park boundary
- Park levels
- Context adjacent to the park
- Access: stairs, elevators, escalators

## Park Boundary

This diagram helps to highlight the areas excluded from the park boundary, including the skylights and the rooftop of the food hall.

## Park Levels

Oakridge Park will be located partly at street level and partly on the mall's roof. This diagram shows the interrelationships between the levels.

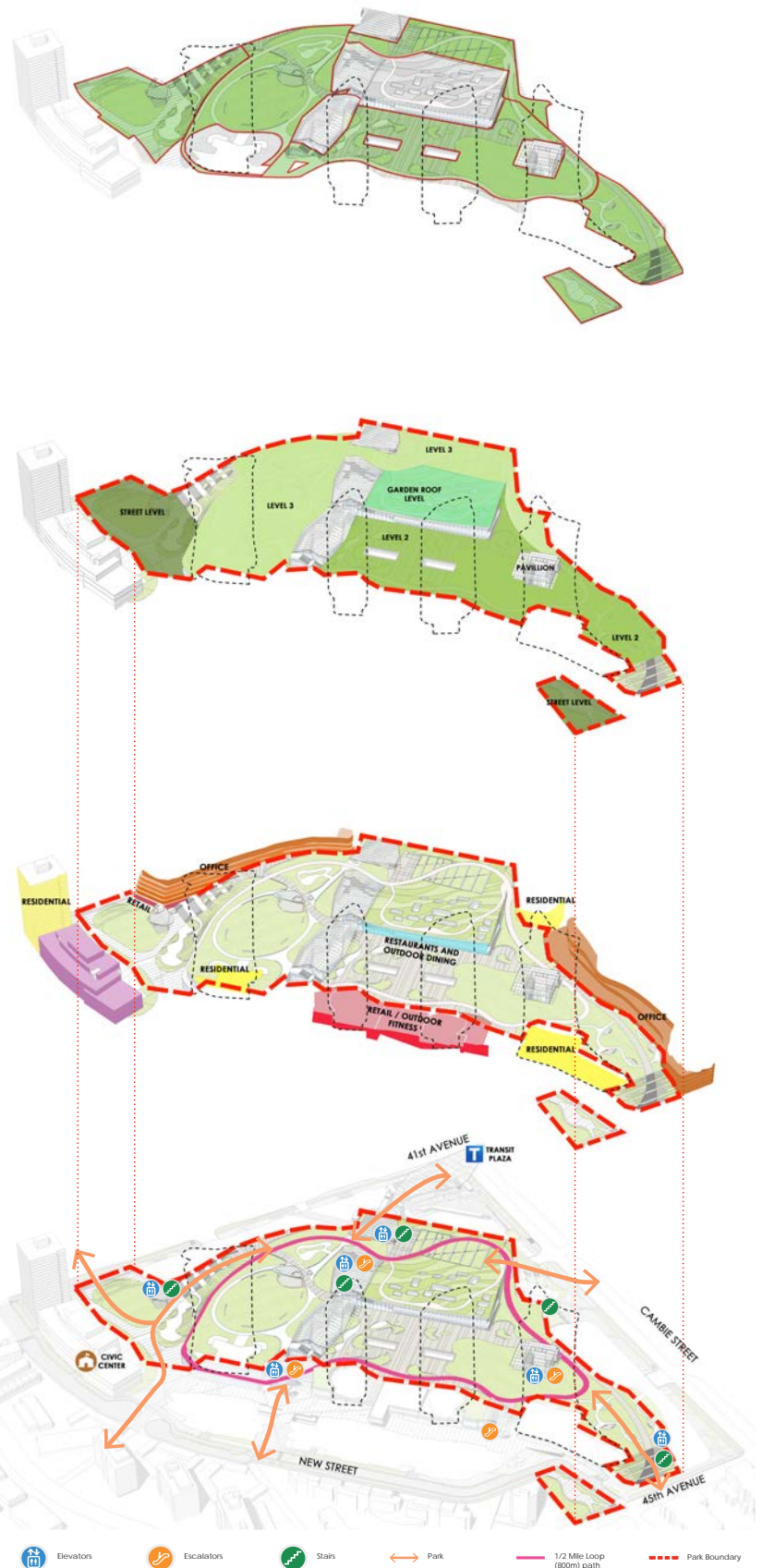
## Context Adjacent to the Park

Oakridge Park will be surrounded by a variety of buildings and amenities including:

- The Civic Centre/ Community Centre
- Offices
- Townhouses and residential towers
- Shops
- Restaurants with outdoor dining

## Access: Stairs, Elevators & Escalators

There will be many ways to move between park levels by stairs, elevators and escalators. There are six places to access the park from streets and the transit plaza. Access from the street level to the upper park levels will be provided by stairs, escalators and elevators. Access between levels 2 and 3 will be by stairs and ramps.







March 21 and September 21, 10:00am



March 21 and September 21, 12:00pm



March 21 and September 21, 2:00pm



March 21 and September 21, 4:00pm



June 21, 10:00am



June 21, 12:00pm



June 21, 2:00pm



June 21, 4:00pm



December 21, 10:00am



December 21, 12:00pm



December 21, 2:00pm



December 21, 4:00pm

## Solar Access Analysis

These diagrams illustrate building shadow impacts on the park at the two equinoxes, the summer solstice and the winter solstice and at different times of day. This helps inform the design of the park based on the amount of sunlight certain activities and programs require.

# 5

# CENTRAL THEMES



Lush Plantings and Large Trees



Variety of Seating



Interactive Play



Integrated Water



Habitat for Birds and Pollinators



Variety of Seating



Interactive Play



Celebrate Water



800m Running/Walking Track



Variety of Seating



Public Art



Water

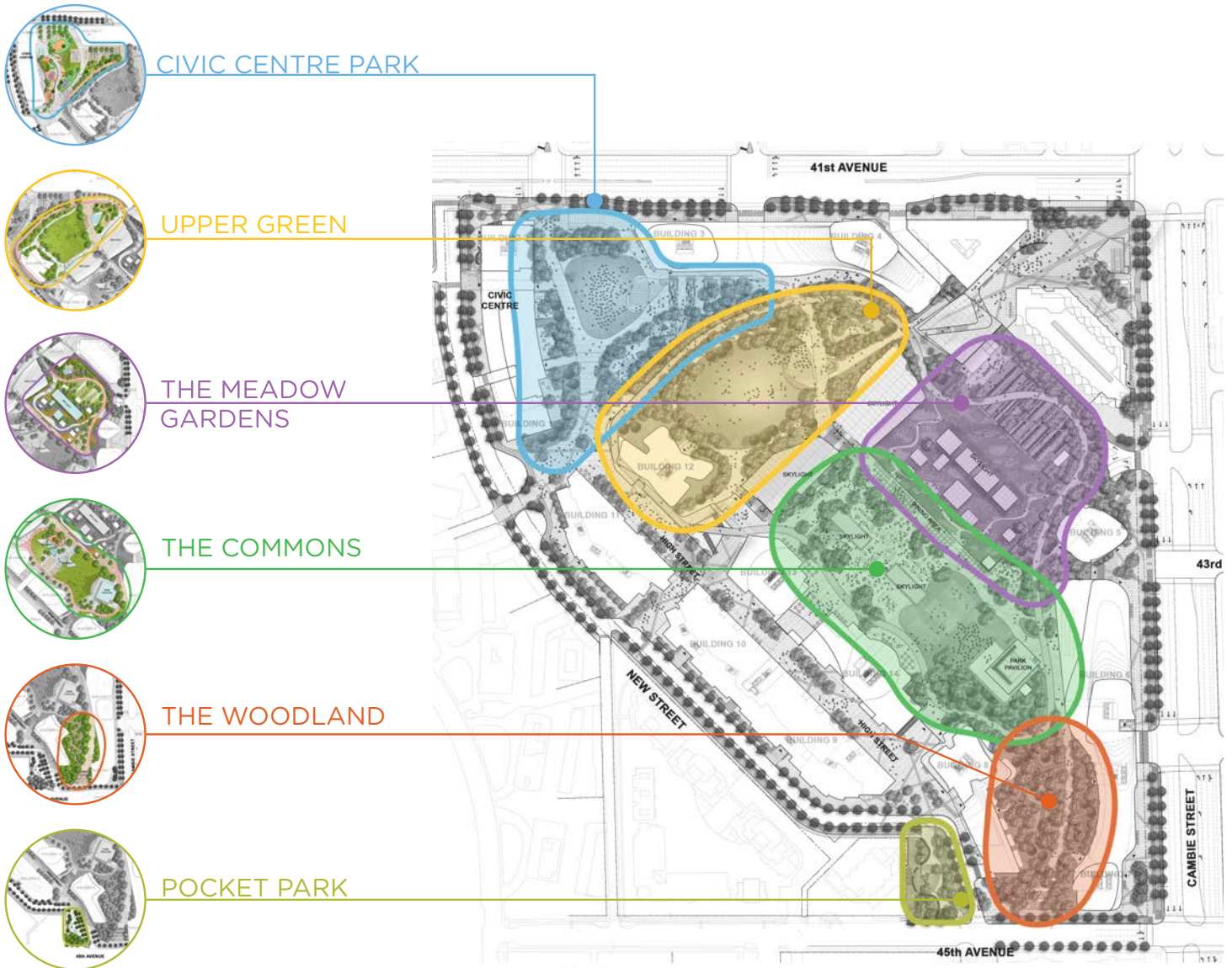
The new park features six distinct areas, explored on pages 8-14 include a range of park activities, elements and components.

The central themes shown above illustrate the various components that will be key to the park vision. They help to tie the park together, and are expressed throughout the design.





The proposed park concept provides an overview of the overall design.



This is a key plan for the concept areas within the proposed park concept. Details of the concept areas and other ideas are illustrated on the following pages: Civic Centre Park, Upper Green, the Commons, the Meadow Gardens, the Woodland and Pocket Park.





Artist Rendering of the Civic Centre Park

The Civic Centre Park is at street level, and provides an introduction to the larger park area on the roof. It is easily accessed from 41st avenue and the Civic Centre, allowing community centre activities to spill outside and animate the park.

It includes:

- Major children's nature play for a range of ages
- Great steps as amphitheater seating, with play spaces and big slides
- Large informal and flexible lawn area for gathering, play and events
- An outdoor pavilion for informal programmed and event use
- Outdoor activity spaces for community centre
- The new, adjacent Park Board Community Centre, co-located within the new Civic Centre along with a library and childcare facility, will be designed to take advantage of the adjacency to the park with outdoor spaces directly off the ground floor of centre





Artist Rendering of the Civic Centre Park

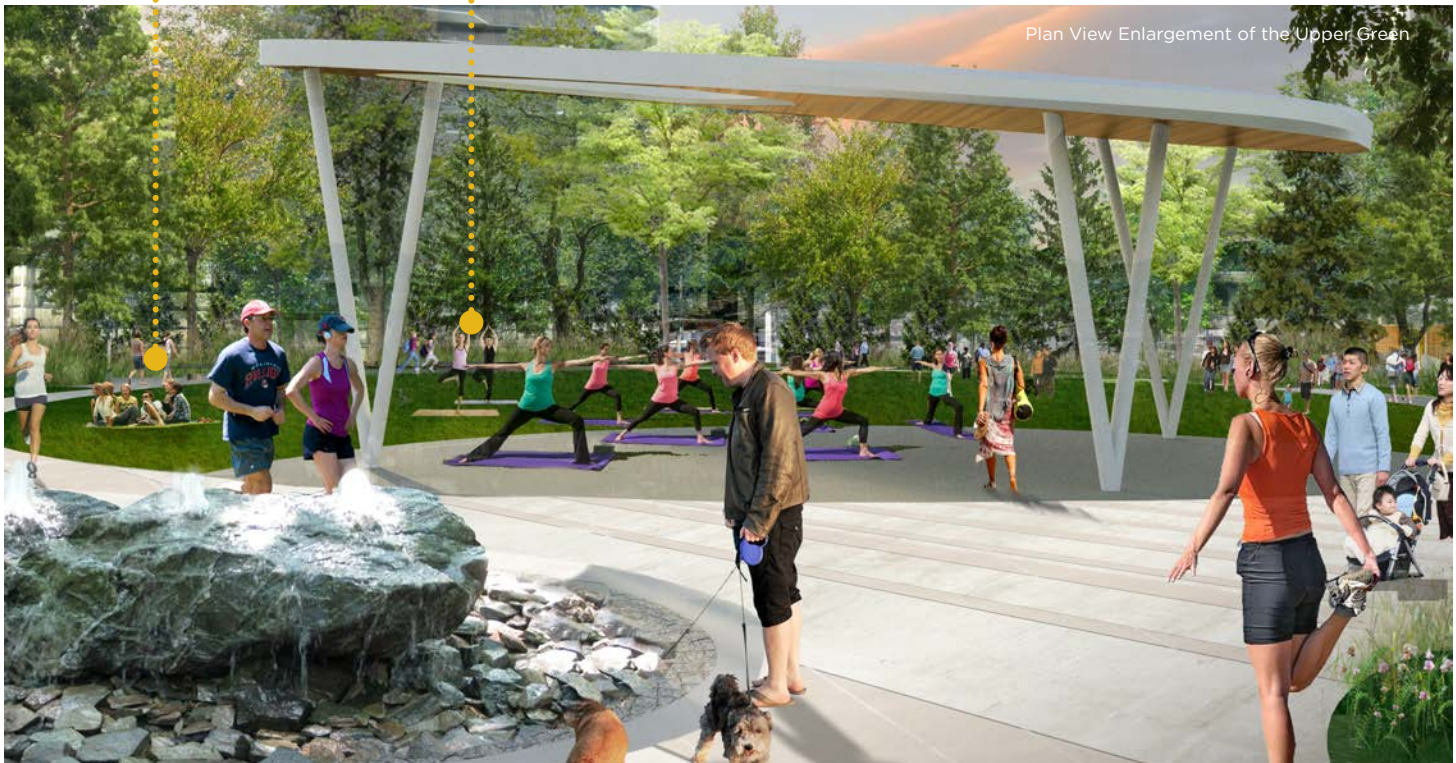
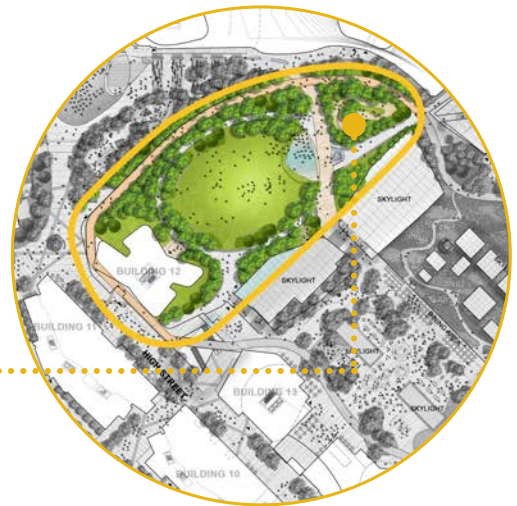
Plan View Enlargement of the Civic Centre Park

The Civic Centre Park is at street level, and provides an introduction to the larger park area on the roof. It is easily accessed from 41st avenue and the Civic Centre, allowing community centre activities to spill outside and animate the park.

It includes:

- Major children's nature play for a range of ages
- Great steps as amphitheater seating, with play spaces and big slides
- Large informal and flexible lawn area for gathering, play and events
- An outdoor pavilion for informal programmed and event use
- Outdoor activity spaces for community centre
- The new, adjacent Park Board Community Centre, co-located within the new Civic Centre along with a library and childcare facility, will be designed to take advantage of the adjacency to the park with outdoor spaces directly off the ground floor of centre





Artist Rendering of the Upper Green

The Upper Green is designed to be a large open lawn space with a lush treed backdrop, located on the upper level of the park. A fenced off-leash dog area is located nearby.

It includes:

- Large green for a variety of informal activities
- Bordered by the running loop
- Generous space for group activities like tai chi, yoga and fitness boot camps and occasional events
- Covered pavilion for concerts, performances and group activities
- A fenced off-leash dog area, designed to meet the People, Parks and Dogs neighbourhood urban dog off-leash area design standards.



# 10<sub>a</sub> THE COMMONS



Plan View Enlargement of the Commons

Artist Rendering of the Commons

The Commons is designed to provide a hub of activity next to restaurants and outdoor dining patios of the food hall. It is designed to encourage use throughout the day and evening, during all seasons and is designed with a variety of seating options for performances of different sizes, trees and landscaped areas for shade and seating

It includes:

- A pavilion for events and performances, as well as daily use, such as a covered for tai chi and other activities
- Open lawn for a variety of informal uses including yoga, sunbathing, picnicking and Frisbee and temporary volleyball or badminton nets
- Playground space for a range of ages
- Interactive fitness stations
- Outdoor games i.e. table tennis
- Wide variety of seating in sun and shade
- Integration of treed and landscaped "islands"



# 10<sup>b</sup> THE COMMONS



Artist Rendering of the Commons

Plan View Enlargement of the Commons

The Commons is designed to provide a hub of activity next to restaurants and outdoor dining patios of the food hall. It is designed to encourage use throughout the day and evening, during all seasons and is designed with a variety of seating options for performances of different sizes, trees and landscaped areas for shade and seating

It includes:

- A pavilion for events and performances, as well as daily use, such as a covered for tai chi and other activities
- Open lawn for a variety of informal uses including yoga, sunbathing, picnicking and Frisbee and temporary volleyball or badminton nets
- Playground space for a range of ages
- Interactive fitness stations
- Outdoor games i.e. table tennis
- Wide variety of seating in sun and shade
- Integration of treed and landscaped "islands"



# 10c THE COMMONS



Plan View Enlargement of the Commons

Artist Rendering of the Commons

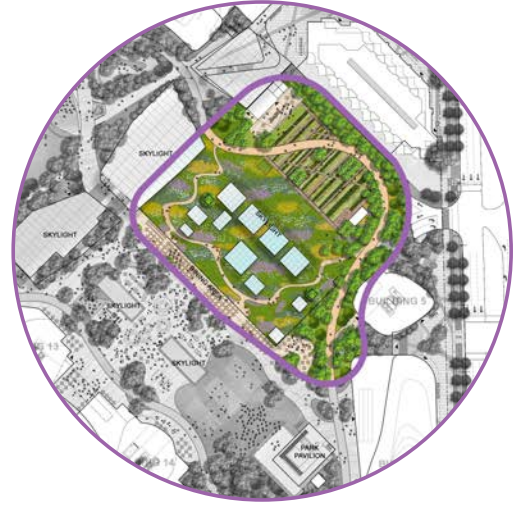
The Commons is designed to provide a hub of activity next to restaurants and outdoor dining patios of the food hall. It is designed to encourage use throughout the day and evening, during all seasons and is designed with a variety of seating options for performances of different sizes, trees and landscaped areas for shade and seating

It includes:

- A pavilion for events and performances, as well as daily use, such as a covered for tai chi and other activities
- Open lawn for a variety of informal uses including yoga, sunbathing, picnicking and Frisbee and temporary volleyball or badminton nets
- Playground space for a range of ages
- Interactive fitness stations
- Outdoor games i.e. table tennis
- Wide variety of seating in sun and shade
- Integration of treed and landscaped "islands"



# 11a THE MEADOW GARDENS



Artist Rendering of the Meadow Gardens

Plan View Enlargement of the Meadow Garden

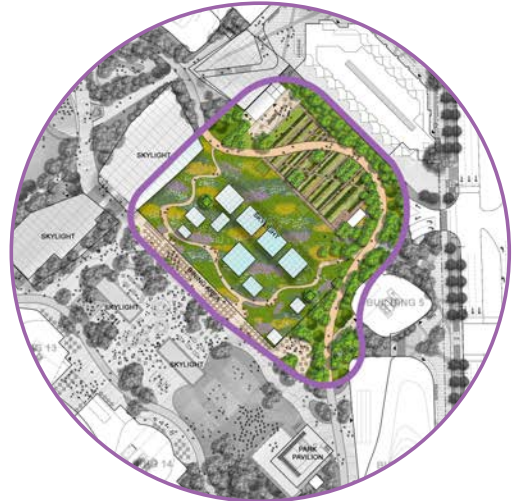
The Meadow Gardens is a lush wildflower and grass landscape design for strolling and bird watching and will provide food and homes for birds and other pollinators. An adjacent community learning garden and support space would provide opportunities to work together to grow, share and learn about a wide variety of fruits and vegetables, beekeeping and other gardening pursuits.

It includes:

- Terraced community learning garden and orchard
- An outdoor classroom and gathering area with support facilities for gardening
- A pavilion for indoor learning opportunities and event space
- A meandering path through a large perennial meadow that will encourage birds and insects
- A lush treed edge
- Places for quiet contemplation, nature observation and bird watching



# 11b THE MEADOW GARDENS



Artist Rendering of the Meadow Gardens

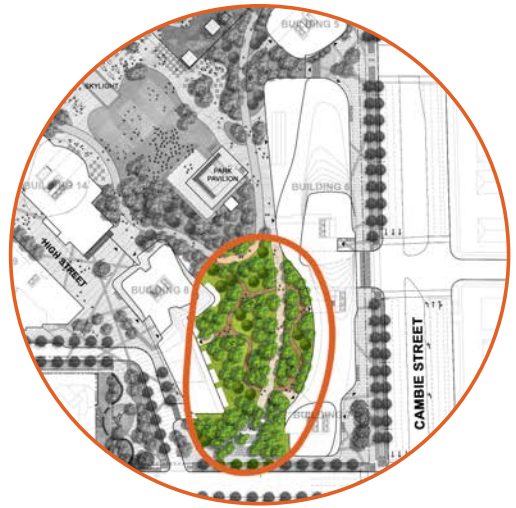
The Meadow Gardens is a lush wildflower and grass landscape design for strolling and bird watching and will provide food and homes for birds and other pollinators. An adjacent community learning garden and support space would provide opportunities to work together to grow, share and learn about a wide variety of fruits and vegetables, beekeeping and other gardening pursuits.

It includes:

- Terraced community learning garden and orchard
- An outdoor classroom and gathering area with support facilities for gardening
- A pavilion for indoor learning opportunities and event space
- A meandering path through a large perennial meadow that will encourage birds and insects
- A lush treed edge
- Places for quiet contemplation, nature observation and bird watching



# 12a THE WOODLAND



Artist Rendering of the Woodland

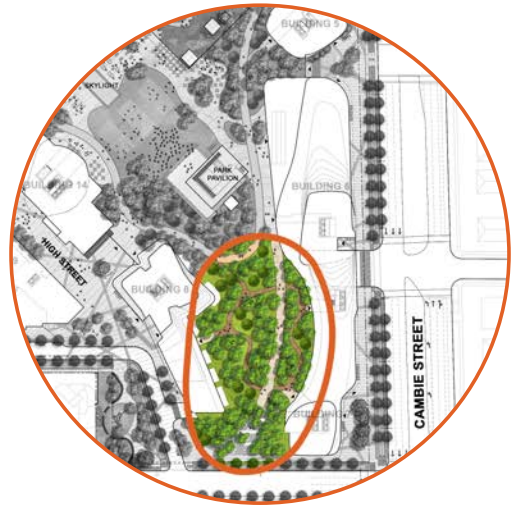
The Woodland is envisioned as a lush urban forest with boardwalks and attractive seating areas. A diversity of understory plants, showcasing a diversity of pacific-northwest native flora, will create a green, restorative experience in contrast to some of the more active spaces in the park.

It includes:

- Meandering boardwalk through a forest setting
- Seating areas for small groups and individuals.
- Quiet areas for reflection



# 12<sup>b</sup> THE WOODLAND



Artist Rendering of the Woodland

The Woodland is envisioned as a lush urban forest with boardwalks and attractive seating areas. A diversity of understory plants, showcasing a diversity of pacific-northwest native flora, will create a green, restorative experience in contrast to some of the more active spaces in the park.

It includes:

- Meandering boardwalk through a forest setting
- Seating areas for small groups and individuals.
- Quiet areas for reflection





Artist Rendering of the Pocket Park

The Pocket Park is designed to provide a neighbourhood park at street level as well as lead people to the entrance to the larger rooftop park. The park will bring people together for a mix of active play and opportunities for social activities.

It includes:

- Preschool aged playground
- Variety of seating overlooking the playground
- Groves of trees and landscaping that lead the way up to the park on the rooftop

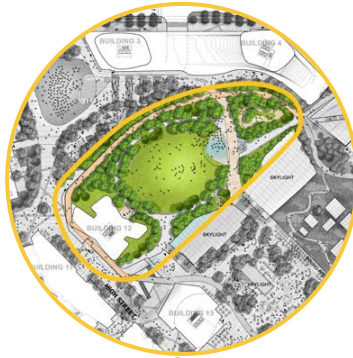


# 14a CONNECTING AREAS

Plan View Enlargement of the Civic Centre Park



Plan View Enlargement of the Upper Green



Plan View Enlargement of the Meadow Gardens



Plan View Enlargement of the Commons

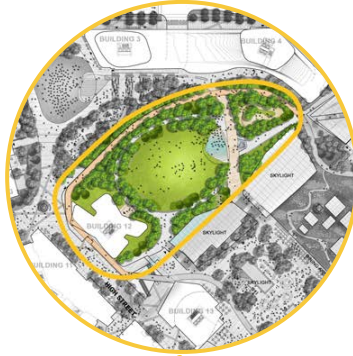


Artist Rendering



# 14<sup>b</sup> CONNECTING AREAS

Plan View Enlargement of the  
Upper Green



Plan View Enlargement of the  
Meadow Gardens



Plan View Enlargement of the  
Commons







PHASE 1: PARK DELIVERY TARGETING 2023 COMPLETION



PHASE 2: PARK DELIVERY TARGETING 2028 COMPLETION

# A NEW PARK AT OAKRIDGE CENTRE

## APPENDIX B: PHASE 1: CONSULTATION SUMMARY REPORT



February 2018

# TABLE OF CONTENTS

1. Introduction .....	1
1.1 Background .....	1
1.2 Methodology .....	1
2. Results .....	2
2.1 Draft Park Principles .....	2
2.2 Park Activities, Elements and Components .....	5
2.3 Ideas for Park Concept Areas .....	8
2.4 Vision .....	12
2.5 Summary .....	12
2.6 Demographics .....	13
3. Appendix A: Questionnaire .....	14

# 1. INTRODUCTION

## 1.1 BACKGROUND

The Vancouver Park Board is leading a planning process for a new 9-acre public park as part of the redevelopment of Oakridge Centre. The Park Board held open house events on December 6 and 9, 2017 at Oakridge Centre. At least 324 people participated in person during the two events and 694 people filled out the questionnaire either in person or online on Talk Vancouver between December 6, 2017 and January 2, 2018.

The feedback: helps inform the park design principles; helps to determine the types of activities, elements and components for the new park; informs the preferred draft concept that will be presented to the public in the spring.

## 1.2 METHODOLOGY

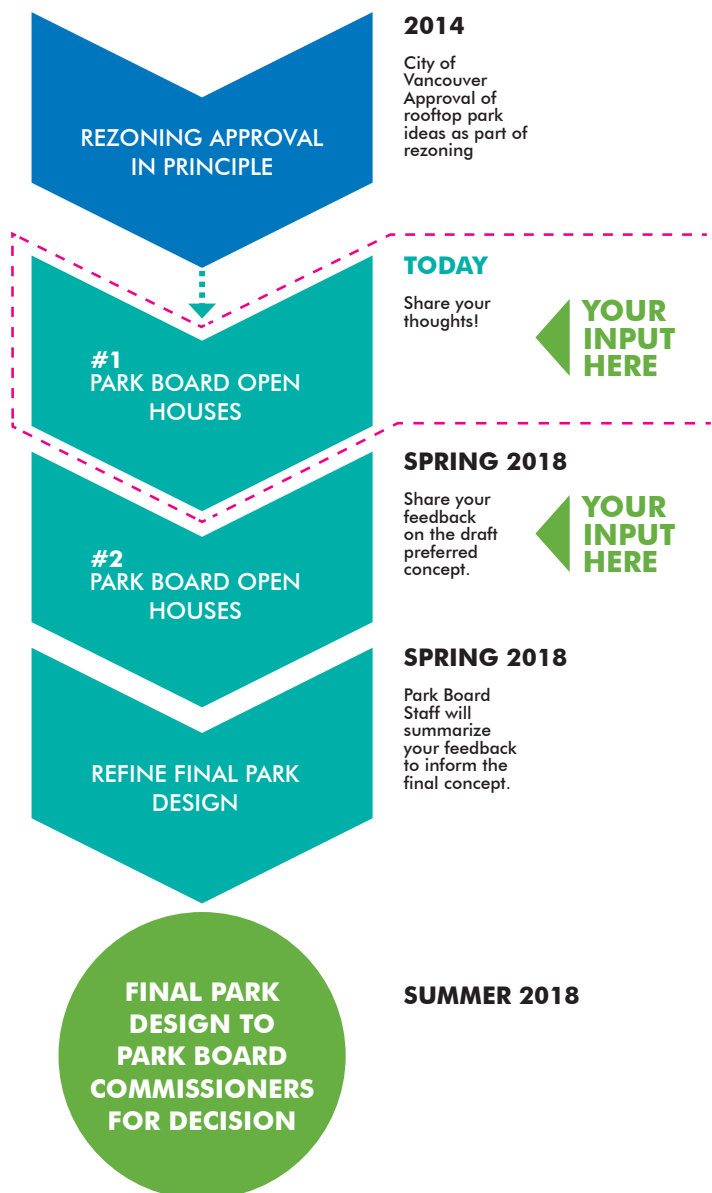
The questionnaire included 25 questions including 11 open ended opportunities. The quantitative and qualitative data<sup>1</sup> were separately collated. This report combines both data sets and aims to represent the key themes and ideas.

### <sup>1</sup> Definitions:

*Quantitative Data*- statistics resulting from the participants' measurable choices in the questionnaire

*Qualitative Data*- comments resulting from the open ended questions in the questionnaire

### Park Planning Process



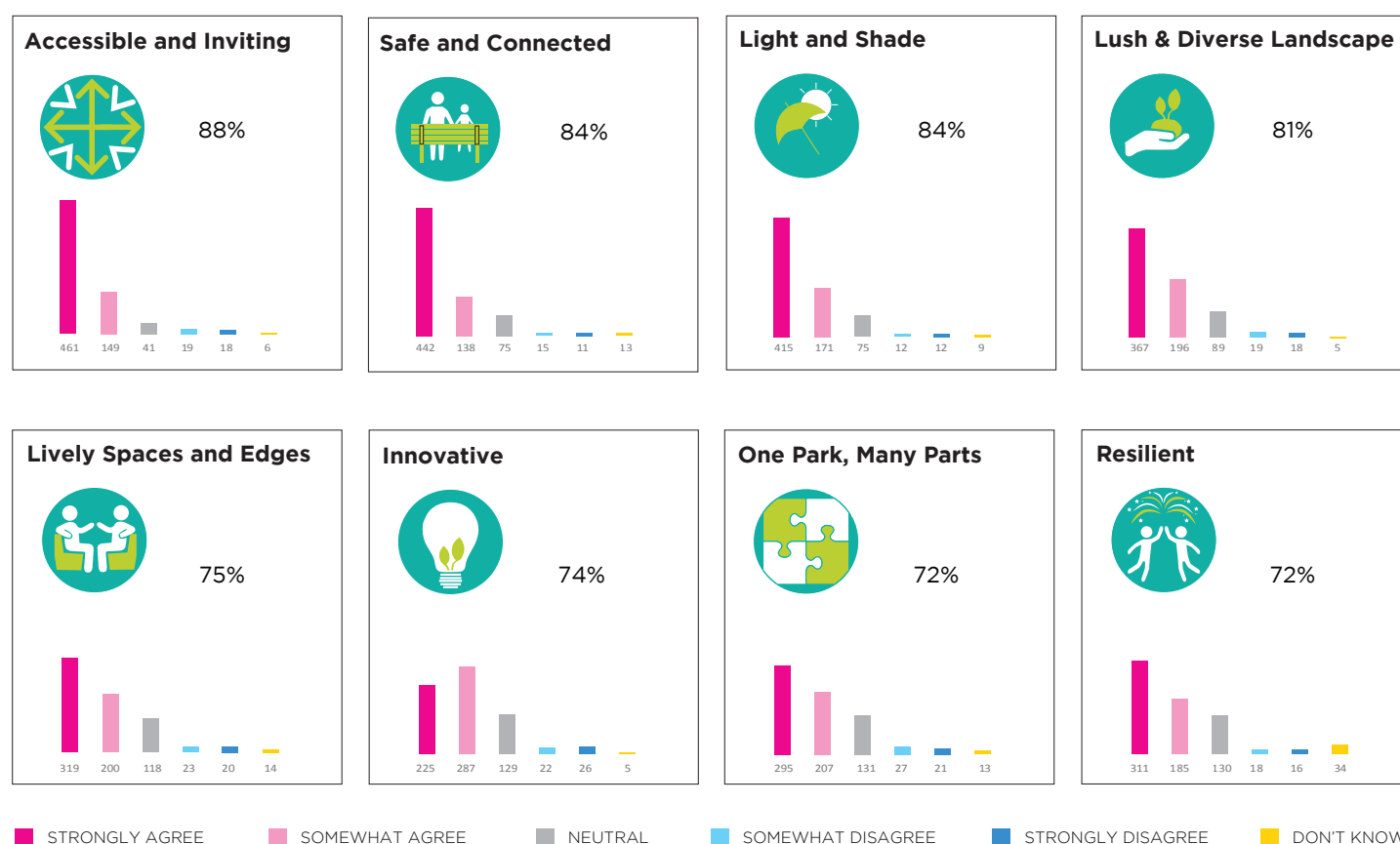


## 2. RESULTS

### 2.1 DRAFT PARK PRINCIPLES

Eight draft guiding principles were developed that capture the overall vision for the future park and provide direction for the park design. The questionnaire asked respondents to indicate their degree of support for the principles and to describe if there were other ideas that they thought were important to include as principles. 239 people provided feedback and the majority supported the proposed principles. Many respondents emphasized certain aspects of the draft principles to reiterate their importance such as designing a park that is sustainable and has a natural feel, designing a park with a variety of seating and fostering a sense of inclusion.

The following principles are ordered by the level of support from respondents.



While most people felt that the eight principles aligned with their priorities, the term resilience was highlighted for further clarification. Many comments expressed that it wasn't clear if resilience was referring to sustainability, climate change or adaptability to a changing city over time.

Additional ideas that people felt were not already reflected in the principles include: seasonality- emphasizing the importance of including planning for all seasons and for all weather within a principle, including suggestions about rain and shade cover; and wildlife/habitat- including language to support wildlife habitat within a principle. There were a total of 41 (6%) comments with new themes.

The following are selected comments from respondents that highlight recommendations for each of the eight draft principles.

### ACCESSIBLE AND INVITING

Accessible! to all abilities and age groups- include families and all age ranges.
Much prefer accessible by ramp with landscaping to upper levels than having to go use elevators.
Park hours- 24 hour park or only sunrise to sunset?
Inclusive- just because a park is accessible does not mean that it can be inclusive to all people.
Try to make inaccessible and accessible spaces. Accessibility reduces the intimacy/wonder of spaces.
"Accessible" must include visibility and prominent access to the park from the transit station, and the major sheets. Current connection from the transit plaza is inadequate.
Parks need a mix of retail: coffee shops, food vendors, bike shop etc. Not many but some make a space vibrant and truly inviting.

### LIGHT AND SHADE

Safety must include streetlights
Night lighting for safety and visibility.
Many trees - not just for shade, but for birds, wildlife
Some areas are missing shade features, as we all know, most design ideas should think of all seasons. Are there areas where people can sit in the rain or sun? Is it covered?

### SAFE AND CONNECTED

A safe playground, far away or protected from the traffic area
Night lighting for safety and visibility.
A large emphasis must be placed on safety

### LUSH AND DIVERSE LANDSCAPE

I think it's important to use native plants.
Functional landscapes - providing ecosystem services and green infrastructure for the city. Including but not limited to: habitat provision through use of local plant and tree species; extensive canopy for rainwater flash attenuation and mitigation of urban heat island effect; rainwater filtering through vegetated aboveground runoff channels; opportunities for safe forest bathing at all hours by orienting through ways with open sightlines; etc.
Ensure that the park pathways follow 'desire' lines. (Olmsted - NY Central Park Landscape Architect: 'incidental tracks and alternative routes that emerge over time in relation to designated paths in a landscape) ... propose that pathways become integrated over time rather than fully implemented at installation. Natural pedestrian use will reveal the best routes; suggest phased in pathways.

## LIVELY SPACES AND EDGES

Including places to eat and drink in/on the edge of the park. Also create peaceful areas with water features to dampen noise.

Given the size and scale of the park, it is important that the edge conditions are well articulated to ensure that there are ample opportunities for people watching, prospect onto larger park spaces and comfortable, and defensible spaces that offer a variety of public and more intimate areas of respite.

## INNOVATIVE

Sustainable Innovation- how can opportunities such as rainwater management, on site energy production, food production and natural play integrate into the plan? These are key aspects that could help create a more innovative park.

Grow native berries, herbs; try guild planting, a biodynamic system that boosts wild pollinator numbers, something actually innovative.

## ONE PARK, MANY PARTS

Multi use, different types of seating, interesting water features, and good quality pathway materials.

Seasonal changes of colour and in general some parts brightly coloured and others mainly green. A mixture of stimulating and relaxing in different areas. Enough places to sit.

## RESILIENT

Under resilient you ought to be more explicit around how green infrastructure will be incorporated. Not only rainwater and habitat, but also purification and flood/storm water management, etc. I'd also add educational. Parks can be great places to teach and learn.

Low water use

Easily maintained so budgets in the future don't compromise the original design and purpose.

Resilient... Not sure in which aspect of resilience you are defining this principle. Adding definition of those principles would be helpful.

## 2.2 PARK ACTIVITIES, ELEMENTS, AND COMPONENTS

The questionnaire asked for respondents to express their degree of support for each of the identified activities, elements and components included in the table below and to identify if any were missing from the list. 213 people provided open ended comments.

**Most Important:** 90% of all respondents selected lush plantings and large trees, and pathways throughout as most important; 89% selected habitat for birds and pollinators; and 87% selected multi-use passive space.

**Least Important:** 41% of all respondents selected dog off-leash area as least important; 36% selected parkour features, 29% selected spray parks with a focus on play, and 28% selected outdoor fitness equipment.

### VERY IMPORTANT/SOMEWHAT IMPORTANT

■	LUSH PLANTINGS & LARGE TREES   90%
■	PATHWAYS THROUGHOUT   90%
■	HABITAT FOR BIRDS & POLLINATORS   89%
■	MULTI-USE PASSIVE SPACE   87%
■	NATURAL PLAY ELEMENTS   78%
■	EVENT SPACES FOR SMALL EVENTS   73%
■	LARGE LAWN FOR PICKUP SPORTS   69%
■	PAVILION/ COVERED AREA   67%
■	RUNNING/ WALKING TRACK   67%
■	SPACE FOR GROUP ACTIVITIES   66%
■	URBAN AGRICULTURE   65%
■	EVENT SPACES FOR LARGE EVENTS   62%
■	DESTINATION PLAYGROUND   60%
■	CHILDREN'S PLAY ELEMENTS   59%
■	SPRAY PARK/ WATER FEATURE   52%
■	OUTDOOR FITNESS EQUIPMENT   46%
■	DOG OFF-LEASH AREA   41%
■	SPRAY PARK/ FOCUS ON PLAY   40%
■	PARKOUR FEATURES   28%

■	80-99%
■	60-79%
■	0-59%

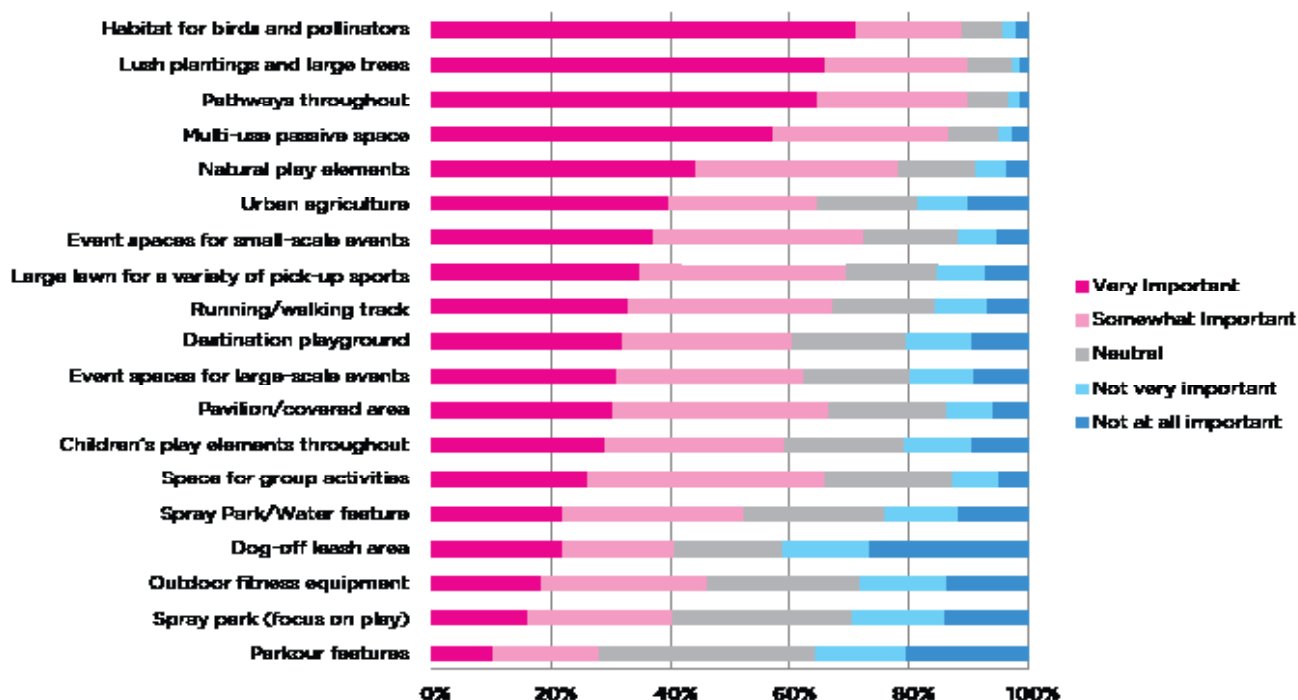
### NOT VERY IMPORTANT/NOT AT ALL IMPORTANT

■	DOG OFF-LEASH AREA   41%
■	PARKOUR FEATURES   36%
■	SPRAY PARK/ FOCUS ON PLAY   29%
■	OUTDOOR FITNESS EQUIPMENT   28%
■	SPRAY PARK/ WATER FEATURE   24%
■	CHILDREN'S PLAY ELEMENTS   21%
■	DESTINATION PLAYGROUND   20%
■	EVENT SPACES FOR LARGE EVENTS   20%
■	URBAN AGRICULTURE   19%
■	RUNNING/ WALKING TRACK   16%
■	LARGE LAWN FOR PICKUP SPORTS   15%
■	PAVILION/ COVERED AREA   14%
■	SPACE FOR GROUP ACTIVITIES   13%
■	EVENT SPACES FOR SMALL EVENTS   12%
■	NATURAL PLAY ELEMENTS   9%
■	MULTI-USE PASSIVE SPACE   5%
■	HABITAT FOR BIRDS & POLLINATORS   4%
■	LUSH PLANTINGS & LARGE TREES   3%
■	PATHWAYS THROUGHOUT   3%

■	20-50%
■	10-20%
■	0-20%

*Note: All remaining percentages were neutral*

Activities, elements and components that respondents felt were missing include: field for organized sports, not only pick-up sports (e.g. children's soccer/softball league), slide/play area for adults and teens, programming for socializing and engaging with public art and learning, and spaces for reading, reflection/meditation, and spaces for enjoying views. There were a total of 45 (6.5%) comments for missing activities, elements and components.



The above graph illustrates a break-down of level of importance for each activity, element and component. The qualitative data highlighted that although an individual feature may have been weighted low in terms of importance, slight changes to how the activity, component or element was designed could impact the respondent's ranking of importance. For example, dog-off leash areas ranked relatively low at 41% very important/important, but many people commented that they could be supportive if dog off-leash areas have safe boundaries and clear separation/signage.

## OVERALL

When asked if there are *any activities, elements and components that do not fit* with the overall park principles, 184 people provided comments, and the top responses were:

1. Dogs should not be welcome in the park - 6% of all survey respondents
2. The park should not support large events or performances - 3% of all survey respondents
3. The park should not support parkour - 3% of all survey respondents
4. The park should not have a spray park - 2% of all survey respondents

## AGE GROUPS

The overall results were impacted by the demographic distribution of respondents; where 91% were over age 30. Different age groups showed varying preferences for park activities, elements and components. All age groups strongly supported pathways, multi-use passive spaces, lush plantings and large trees, and habitat for birds and pollinators. Other activities that were supported by most age groups include natural play elements, event spaces for small events, and urban agriculture. Activities with neutral responses from some age groups include spray parks with focus on play, water features, and parkour features. Those under 30 thought all activities, elements and components are very or some somewhat important, whereas other age groups had greater distribution between very important, somewhat important, neutral, not very important and not at all important. See table below for complete break-down:

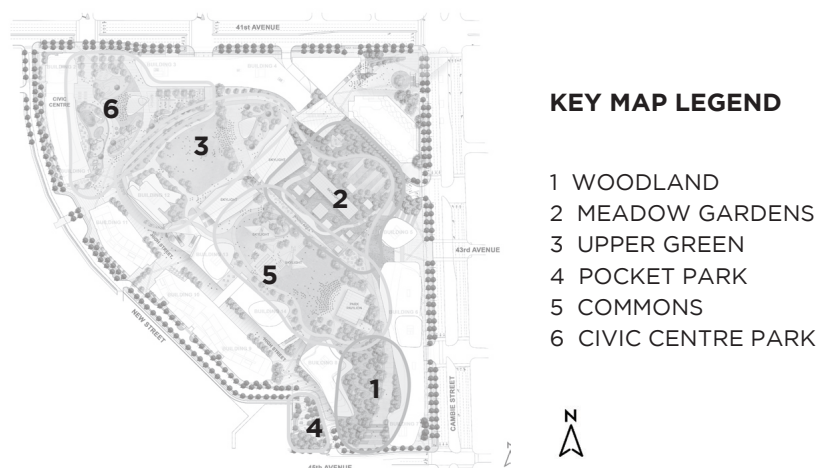
ACTIVITIES/AGE GROUP CHART	19 & Under	20-29	30-39	40-49	50-59	60-69	70+
	1%	8%	20%	21%	20%	19%	11%
DESTINATION PLAYGROUND	■	■	■	■	■	■	■
NATURAL PLAY ELEMENTS	■	■	■	■	■	■	■
CHILDREN'S PLAY ELEMENTS (ALL)	■	■	■	■	■	■	■
SPRAY PARK/ WATER FEATURE	■	■	■	■	■	■	■
SPRAY PARK/ FOCUS ON PLAY	■	■	■	■	■	■	■
DOG OFF-LEASH AREA	■	■	■	■	■	■	■
LARGE LAWN FOR PICK UP SPORTS	■	■	■	■	■	■	■
EVENT SPACES FOR LARGE EVENTS	■	■	■	■	■	■	■
EVENT SPACES FOR SMALL EVENTS	■	■	■	■	■	■	■
PARKOUR FEATURES	■	■	■	■	■	■	■
PAVILION/ COVERED AREA	■	■	■	■	■	■	■
RUNNING/ WALKING TRACK	■	■	■	■	■	■	■
PATHWAYS THROUGHOUT	■	■	■	■	■	■	■
OUTDOOR FITNESS EQUIPMENT	■	■	■	■	■	■	■
SPACE FOR GROUP ACTIVITIES	■	■	■	■	■	■	■
URBAN AGRICULTURE	■	■	■	■	■	■	■
MULTI-USE PASSIVE SPACE	■	■	■	■	■	■	■
LUSH PLANTINGS AND LARGE TREES	■	■	■	■	■	■	■
HABITAT FOR BIRDS AND POLLINATORS	■	■	■	■	■	■	■

■ VERY IMPORTANT ■ SOMEWHAT IMPORTANT ■ NEUTRAL ■ NOT VERY IMPORTANT ■ NOT AT ALL IMPORTANT

*\*Note: The design process includes considerations regarding drastic changes in the community prior to completion of the park.*

## 2.3 IDEAS FOR PARK CONCEPT AREAS

Overall, there is strong support for the six proposed concept areas. The majority of respondents indicated that they are either “very satisfied” or “satisfied” (80%) with the overall park proposal (the combination of all six concept areas as one cohesive park). Many of the comments expressed excitement for the park with some concern about maintenance over time. One of the most prevalent themes that emerged across all six concept areas was the desire to incorporate natural elements in the park design.



### The Woodland

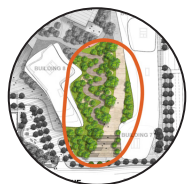
This concept area received the highest support. Comments suggested making the area bigger with more natural plantings and trees and more opportunities to sit and enjoy the tranquility of the area. Respondents expressed interest in use of local and indigenous plant species, habitat for wildlife and minimizing built structures in the area to preserve it as a unique and natural environment. Some comments emphasized the importance of ensuring safety in the area with suggestions to provide railings and senior’s friendly seating in addition to clear sight lines. There were 182 comments, and 42 (6%) wanted more trees.

Comments from respondents:

*“Expand this design through the entire park”*

*“... I want more trees so this feels like a mini forest.”*

*“I really like this -- natural, simple, peaceful, provides a more natural habitat for birds, animals, insects and...us!”*



405	REALLY LIKE IT   58%	} 85%
184	LIKE IT   27%	
71	NEUTRAL   10%	
19	DON'T LIKE IT   3%	
15	REALLY DON'T LIKE IT   2%	

## The Meadow Gardens

There was some concern expressed about the design of this concept area due to its possibly messy appearance in some seasons and due to possible privatization of park space related within allotment style community gardens. Other comments suggested providing more seating, introducing pollinators such as bees, creating habitat for wildlife (especially birds) and introducing educational elements into the area. There were several comments raised that the design illustrated did not look like a meadow and needed more fluidity and informality incorporated as part of the design. There were 185 comments, and 20 (3%) suggested this area should be more natural.

Comments from respondents:

*"The rows of boxes and rows of trees contradict the spirit of a natural park. Something more flowing and natural."*

*"Include interpretive elements to showcase various elements and encourage public participation."*

*"...creating a natural habitat for birds [and] pollinators is so important."*



345	REALLY LIKE IT   50%	}	81%
217	LIKE IT   31%		
74	NEUTRAL   11%		
31	DON'T LIKE IT   4%		
27	REALLY DON'T LIKE IT   4%		

## The Upper Green

The main priorities expressed for this concept area include a desire for better usability through more seating, covered areas and accessibility for all ages and abilities and a stronger sense of nature incorporated into the concept. It was unclear to many respondents how people would access this space from the ground level. The importance of ensuring continued use of the park in all seasons through unique design features was also noted. There were 220 comments, and 25 (4%) indicated desire to make this area more green.

Comments from respondents:

*"How do you get up? How steep is the ramp? Can I push my stroller up there?"*

*"It seems like a lot of lawn and not much natural planting."*

*"More shade cover... it would be hot up there on a summer day."*



248	REALLY LIKE IT   36%	}	77%
284	LIKE IT   41%		
104	NEUTRAL   15%		
30	DON'T LIKE IT   4%		
28	REALLY DON'T LIKE IT   4%		



## The Pocket Park

Comments expressed a desire to make this concept area more natural and unique. Respondents felt that some of the features from other concept areas had been repeated in this area and that it focused too much on the built environment as opposed to the creation of natural space. Other comments noted that connection to transit and the rest of the park needed greater emphasis. There were 164 comments, and 26 (4%) wanted different programmatic elements around this space.

Comments from respondents:

*"It's too hard, gray...empty."*

*"Concern around how clear it will be from this vantage point that there is way more park above on the roof."*

*"How about something a bit more natural for this area? More logs, rocks.."*



191	REALLY LIKE IT   28%	}	68%
280	LIKE IT   40%		
158	NEUTRAL   23%		
38	DON'T LIKE IT   5%		
27	REALLY DON'T LIKE IT   4%		

## The Commons

There were two ideas proposed for this concept area. The comments reflect contributions for both ideas. The main theme that emerged for this area was a desire for the design to include elements that incorporate features for all seasons and all weather. Other comments identify a need for more natural features such as trees, an emphasis on play and options for purchasing food. A few comments raised concerns about maintenance and the inclusion of a water spray park. There were 182 comments, and 25 (4%) mentioned various versions of sustainable 'play' as a critical element in this area.

Comments from respondents:

*"Are there areas for 'natural play' - things to climb on? Places to build forts? Places for imaginary play?"*

*"All weather covers so people will hang out in the space when it rains"*

### Idea 1



192	REALLY LIKE IT   28%	}	67%
272	LIKE IT   39%		
159	NEUTRAL   23%		
40	DON'T LIKE IT   6%		
31	REALLY DON'T LIKE IT   4%		

### Idea 2



185	REALLY LIKE IT   27%	}	61%
239	LIKE IT   34%		
162	NEUTRAL   23%		
67	DON'T LIKE IT   10%		
41	REALLY DON'T LIKE IT   6%		

## The Civic Centre Park

There were two ideas proposed for this concept area. The comments reflect contributions for both ideas and many people expressed that they would like to see both ideas 1 and 2 blended into one idea. The comments suggested more seating for parents to watch their children in the playground and also for seniors. The grand steps offer seating opportunities but concerns were raised about accessibility. In addition, there was a preference for incorporating more natural elements in the design. There were 215 comments, with 18 (2.5%) wanted more seating, and 22 (3%) wanted more trees.

Comments from respondents:

*"Lots of seating, besides the giant steps, would be better for seniors."*

*"This park, as it looks like, could be anywhere. Doesn't feel like Vancouver. Use our uniqueness: huge trees, big vistas, ocean, stone."*

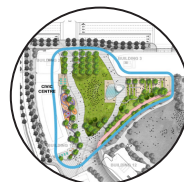
### Idea 1



207	REALLY LIKE IT   30%
229	LIKE IT   33%
140	NEUTRAL   20%
70	DON'T LIKE IT   10%
48	REALLY DON'T LIKE IT   7%

63%

### Idea 2



198	REALLY LIKE IT   29%
246	LIKE IT   35%
150	NEUTRAL   22%
67	DON'T LIKE IT   10%
33	REALLY DON'T LIKE IT   5%

54%

The three most strongly supported park concepts were the Woodland (85%), Meadow Gardens (81%), and Upper Green (77%). The comments received on the design ideas will help to inform the draft preferred concept.



Open House event photo

## 2.4 YOUR VISION

To help create an overall vision for the park at Oakridge Centre, the questionnaire asked “If you could use one word or short phrase to describe your ideal future for Oakridge Centre park, what would it be?”

462 people responded to this question. The most commonly expressed sentiment was a desire for a natural and green park. This was followed by many comments about inclusivity particularly expressing the need for a community hub where people across all cultures, ages, abilities and income levels can come together to connect and interact. Other comments suggested the importance of an iconic park that acts as a destination and the desire for a park that is inherently usable and appeals to both preferences for fun and stimulating but also a quiet and tranquil environment.

The following word cloud illustrates some of the most commonly expressed phrases.

community hub inviting  
 iconic **nature** diversity useable tranquil  
 lush sustainable **inclusive** open  
 fun accessible destination

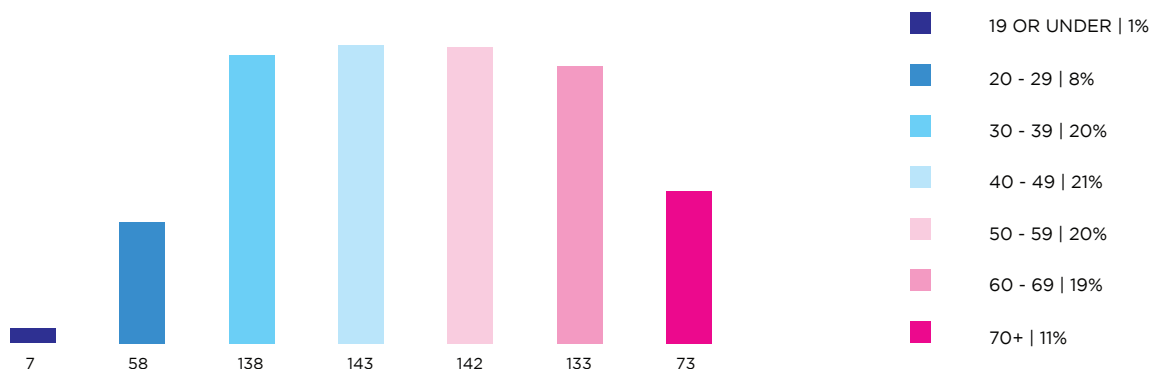
## 2.5 SUMMARY

The proposed park principles, activities, elements and components and concept areas all received strong support. The key considerations highlighted through both the qualitative and quantitative responses include:

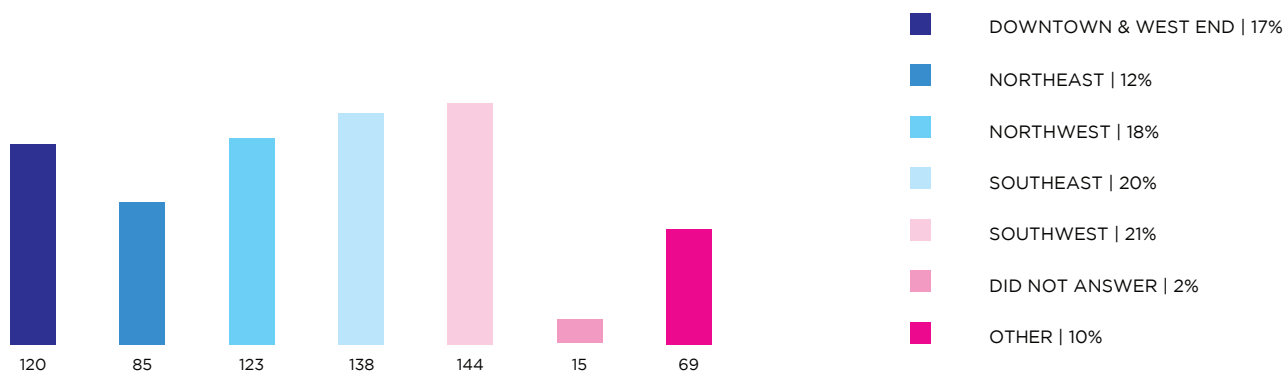
- a more significant integration of nature into the design through diverse plantings and tree canopy
- practicality incorporated into the design through seating and planning for all seasons and weather conditions
- a balance of fun areas for play and peaceful areas for tranquility

## 2.6 DEMOGRAPHICS

### AGE GROUPS



### RESIDENTIAL ZONE



### PARTICIPATION

Although the greatest proportion of respondents lived in areas near the park, there was representation from across Vancouver. Out of all 694 respondents, only 9% of respondents were under the age of 29 and only 24% of respondents had children under 18. Within the City of Vancouver, there were 610 respondents; 454 respondents (74%) do not have children under 18 and 156 (26%) respondents have children under 18.

Within the 610 respondents from within the City of Vancouver, there were 7 (1%) in the 19 and under age group; 46 (7.5%) in the 20-29 age group; 112 (18%) in the 30-39 age group; 131 (21%) in the 40-49 age group; 126 (21%) in the 50-59 age group; 120 (20%) in the 60-69 age group; and 68 (11%) in the over 70 age group. Overall, there was balanced representation between ages of 30 and 69 years old city-wide.

### 3. APPENDIX A: QUESTIONNAIRE

#### Oakridge Centre Park Survey

The Vancouver Park Board is planning a new park as part of the redevelopment at Oakridge Centre. The nine acre public park will be the first of its kind in Vancouver, located partially on the roof top of the mall and partially at ground level. This innovation in park design will offer a unique experience for existing and new residents in the area and will act as a destination park for the rest of the city.

Please help shape our future park by completing this survey. Your feedback will help us to:

- Define the guiding principles for park design
- Confirm park programming
- Provide feedback on initial park design ideas

Please review the boards here: [vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park)

*Tell us what you think! The survey is open until January 2, 2018.*

#### Park Principles

We've developed eight guiding principles that capture the overall vision for the future park and provide direction for the park design.

1. Do you agree or disagree with the principles below?

Principles	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree	Don't know
Innovative						
Accessible and Inviting						
One Park, Many Parts						
Safe and Connected						
Resilient						
Lush and Diverse Landscape						
Lively Spaces and Edges						
Provide Light and Shade						

2. Did we miss anything? Are there other principles that you think are important to include. Please tell us what and why.

---



---



---



---



### Park Activities, Elements and Components

3. Please review the park activities, elements and components below and rate their importance to you.

Activities, Elements and Components	Very Important	Somewhat Important	Neutral	Not very important	Not at all Important
Destination playground					
Natural play elements					
Children's play elements throughout (i.e. slide down amphitheater stairs)					
Spray Park/Water feature (focus on all ages, play and public space element)					
Spray park (focus on play)					
Dog-off leash area					
Large lawn for a variety of pick-up sports (i.e. volleyball, soccer, ultimate, badminton)					
Event spaces for large-scale events (i.e. movie nights, concerts)					
Event spaces for small-scale events (i.e. outdoor yoga, fitness classes)					
Parkour features					
Pavilion/covered area (for yoga, events and performances)					
Running/walking track					
Pathways throughout					
Outdoor fitness equipment					
Space for group activities (ex. Tai chi, yoga, table tennis)					
Urban agriculture (community gardens, orchards and local food education)					
Multi-use passive space (for picnics, sunbathing, reading)					
Lush plantings and large trees					
Habitat for birds and pollinators					

4. Did we miss anything? Are there other activities, elements or components that you think should be included in the final park design? Please tell us what and why.

---



---



---

5. Are there any activities, elements and components listed above that you think do not fit with the overall park principles? Please tell us why. (Refer to board 4 to review the principles)

---



---



---

### Ideas for Park Concept Areas

The park is divided into six different zones each with a unique identity and a diversity of programming. (See boards 11-19 to learn about the proposed character of each zone)

#### 6. The Civic Centre Park

The *Civic Centre Park* would be a local park for nearby residents. At street level, it would provide entry to the greater park and adjacency to the civic centre would allow programming to spill outside and animate the local park.

- a) Idea 1 - Please refer to board 11 and let us know what you think of the proposed ideas.

☐ Really like it    ☐ Like it    ☐ Neutral    ☐ Don't like it    ☐ Don't like it at all

- b) Idea 2 - Please refer to board 12 and let us know what you think of the proposed ideas.

☐ Really like it    ☐ Like it    ☐ Neutral    ☐ Don't like it    ☐ Don't like it at all

- c) Are there any ways you think *the Civic Centre Park* could be improved upon?

---



---



---

#### 7. The Upper Green

The *Upper Green* would be a large open lawn space located on the roof. This area would function as a flexible space for informal sports, games, picnics and sunbathing, and group activities.

- a) Please refer to board 13 and let us know what you think of the proposed ideas.

☐ Really like it    ☐ Like it    ☐ Neutral    ☐ Don't like it    ☐ Don't like it at all

b) Are there any ways you think the *Upper Green* could be improved upon?

---

---

---

---

#### 8. The Commons

The *Commons* would be a hub of activity adjacent to restaurants and eating places. A park pavilion provides a covered space for events and daily use.

a) Idea 1: Please refer to board 14 and let us know what you think of the proposed ideas.

☐ Really like it    ☐ Like it    ☐ Neutral    ☐ Don't like it    ☐ Don't like it at all

b) Idea 2: Please refer to board 14 and let us know what you think of the proposed ideas.

☐ Really like it    ☐ Like it    ☐ Neutral    ☐ Don't like it    ☐ Don't like it at all

c) Are there any ways you think the *Commons* could be improved upon?

---

---

---

---

#### 9. The Meadow Gardens

The *Meadow Gardens* would encourage nature in the heart of the City. The area could include community gardens, orchards and a meadow to support habitat for birds and other pollinators.

a) Please refer to board 16 and let us know what you think of the proposed ideas.

☐ Really like it    ☐ Like it    ☐ Neutral    ☐ Don't like it    ☐ Don't like it at all

b) Are there any ways you think the *Meadow Gardens* could be improved upon?

---

---

---

---

## 10. The Woodland

The *Woodland* would support a lush urban forest, showcasing Pacific Northwest native plants, with pathways and seating throughout for quiet contemplation.

a) Please refer to board 17 and let us know what you think of the proposed ideas.

☐ Really like it      ☐ Like it      ☐ Neutral      ☐ Don't like it      ☐ Don't like it at all

b) Are there any ways you think the *Woodland* could be improved upon?

---

---

---

---

## 11. The Pocket Park

The *Pocket Park* would provide entry to the greater park at street level for residents in the surrounding neighbourhoods. The park will bring people together for a mix of active and social activities.

a) Please refer to board 18 and let us know what you think of the proposed ideas.

☐ Really like it      ☐ Like it      ☐ Neutral      ☐ Don't like it      ☐ Don't like it at all

b) Are there any ways you think the *Pocket Park* could be improved upon?

---

---

---

---

12. Thinking about the proposal for Oakridge Park overall, are you satisfied or dissatisfied with the proposal?

☐ Very satisfied      ☐ Somewhat Satisfied      ☐ Neutral      ☐ Somewhat dissatisfied      ☐ Very dissatisfied

**Your Vision**

13. If you could use one word or short phrase to describe your ideal future for Oakridge Centre Park, what would it be? Please be as specific as possible.

---

---

---

---

14. Do you have any other comments?

---

---

---

### Demographics

It is important to us that we hear from a diversity of people and perspectives. The following questions help us to determine how the feedback we receive represents the community. Please note that individual responses are treated as anonymous.

15. Please provide your home postal code: \_\_\_\_\_

16. What is your connection to the park site? (Select all that apply)

- ☐ Rent in the neighbourhood
- ☐ Own and live in the neighbourhood
- ☐ Own in the neighbourhood but live elsewhere
- ☐ Live outside the neighbourhood but visit the area
- ☐ Work in the neighbourhood
- ☐ Own a business in the neighbourhood
- ☐ Other, please specify \_\_\_\_\_

17. What age group do you fall into?

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> 19 or under | <input type="checkbox"/> 50-59       |
| <input type="checkbox"/> 20-29       | <input type="checkbox"/> 60-69       |
| <input type="checkbox"/> 30-39       | <input type="checkbox"/> 70-79       |
| <input type="checkbox"/> 40-49       | <input type="checkbox"/> 80 or older |

18. Do you have children under the age of 18 living in your household?

- ☐ Yes
  - ☐ No
- 

**Thank you!**

**What's next?**



**Please complete the survey by January 2, 2018.** Another open house will be held in 2018 with a proposed park design for your feedback.

Do you know someone else who might be interested in sharing their views? Please direct them to:  
**[vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park)**

# A NEW PARK AT OAKRIDGE CENTRE

## APPENDIX C: PHASE 2: CONSULTATION SUMMARY REPORT



June 25, 2018

# TABLE OF CONTENTS

1. Introduction .....	1
1.1 Project Consultation Overview .....	1
1.2 Process .....	2
1.3 Consultation Snapshot .....	2
1.4 Methodology .....	3
2. Results .....	4
2.1 Vision .....	4
2.2 Guiding Principles .....	5
2.3 Ideas for Park Concept Design .....	7
2.4 Ideas for Park Concept Areas .....	8
2.5 Demographics .....	12
3. Questionnaire .....	13



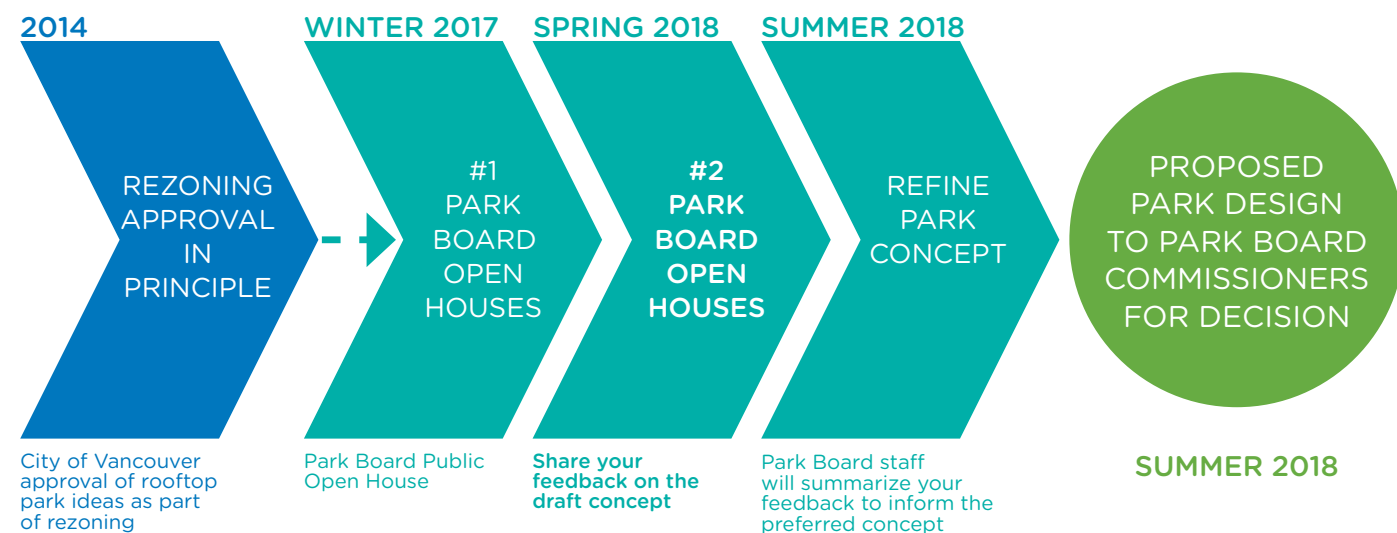
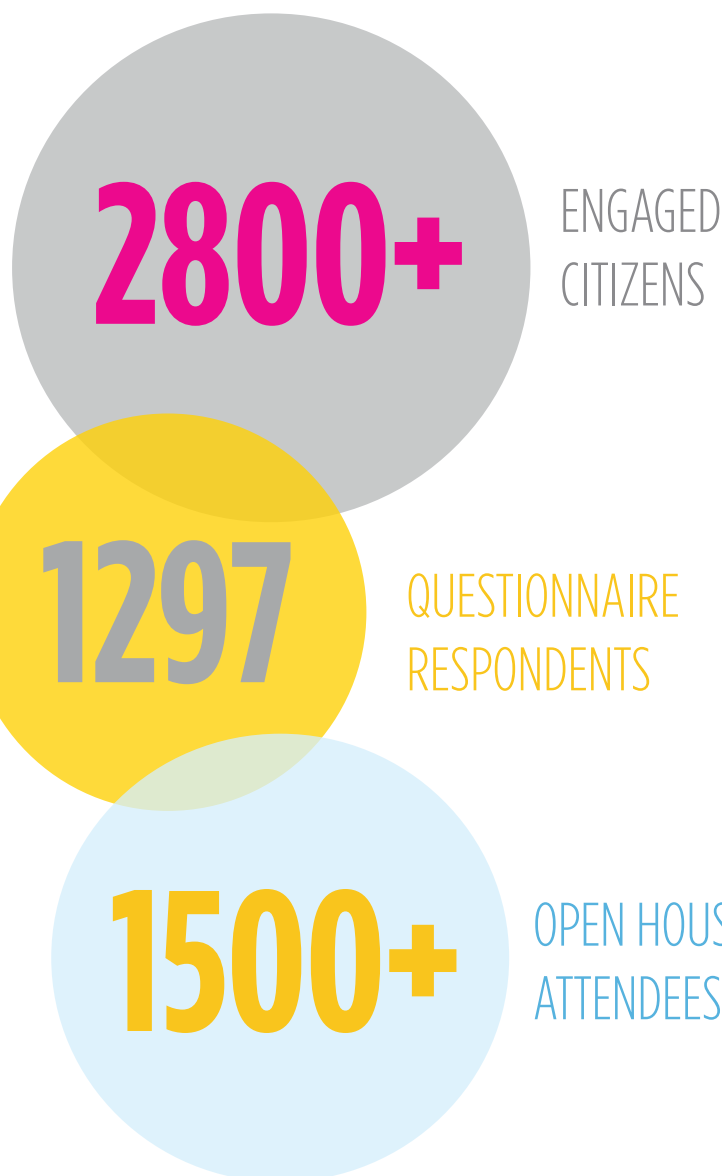
# 1. INTRODUCTION

## 1.1 PROJECT CONSULTATION OVERVIEW

This multi-phase process has involved public consultation to develop the vision, principles, and design for the new park as part of the redevelopment of Oakridge Centre. As of May 27, 2018, over 2800 participant interactions, not including social media, took place throughout the process.

In Fall 2017, the Vancouver Park Board began a planning process for the new park. Public consultation was a central component. Over two phases of public consultation, the Park Board held two open house event series (a total of four events) and sought feedback via two questionnaires hosted on Talk Vancouver, and available in English and traditional Chinese at the open house events. The process diagram below illustrates the multi-phase process.

A summary of the first round of public input is available at <http://vancouver.ca/parks-recreation-culture/new-park-at-oakridge-centre.aspx>. The following report summarizes participant input from the second phase of consultation.



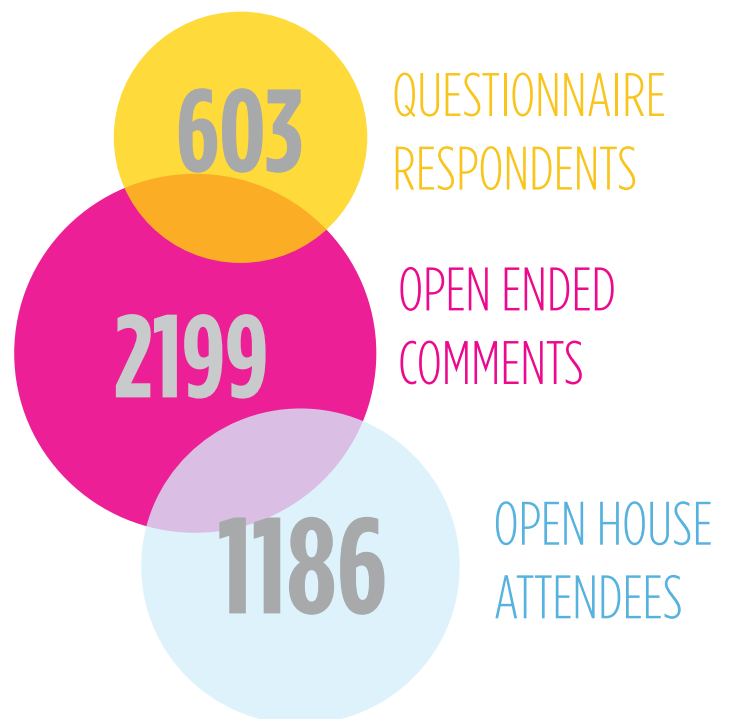
# 1. INTRODUCTION

## 1.2 PROCESS

In the second phase of consultation, the public had the opportunity to provide feedback on the draft park design concept at two open house events and through a questionnaire. The Park Board held open house events on May 10 and 12, 2018 at Oakridge Centre jointly with the City of Vancouver, who were consulting on an Oakridge Redevelopment Pre-Development Permit application. 1186 people participated in person during the two events and 603 people filled out the questionnaire either in person or online on Talk Vancouver between May 4, and May 27, 2018.

Phase 2 input provided further feedback and helped staff to gauge levels of public support for the vision, principles and draft concept. Feedback from both phases is incorporated in the report sections that follow.

## 1.3 PHASE 2 CONSULTATION SNAPSHOT



Phase 2 Open House

Image: PFS

# 1. INTRODUCTION

## 1.4 METHODOLOGY

The questionnaire included 19 questions including 10 open ended opportunities. The quantitative and qualitative data<sup>1</sup> were separately collated. This report combines both data sets and aims to summarize key takeaways related to the vision and principles, and draft park concept.



Phase 2 Open House

Image: PFS

### <sup>1</sup> Definitions:

*Quantitative Data*- statistics resulting from the participants' measurable choices in the questionnaire

*Qualitative Data*- comments resulting from the open ended questions in the questionnaire



## 2. RESULTS

### 2.1 VISION

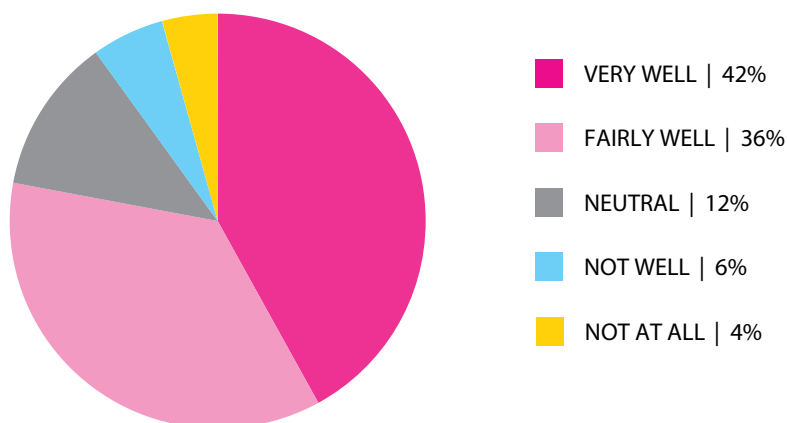
In the first phase of consultation, the public was asked to describe their ideal future for the new park. This feedback was used to help inform a draft vision for the park, which was presented for input during the second round of consultation:

“The new park at Oakridge Centre will provide a diverse and welcoming collection of park spaces balancing tranquil and active uses strongly connected by an unexpected rooftop Pacific-northwest landscape.

It will ensure vibrant interaction between the adjacent civic centre and the shopping mall uses to create a lively city-wide destination while also serving the daily park and recreation needs of nearby residents.”

“How well do you think this vision captures your overall ideas for the future park?”

The second phase of consultation questionnaire asked respondents, “How well do you think this vision captures your overall ideas for the future park?” The majority of the respondents (78%) responded that the draft vision aligns very well, or fairly well, with their ideas. An additional 12% felt neutrally about the draft park vision.



“Tell us why.”

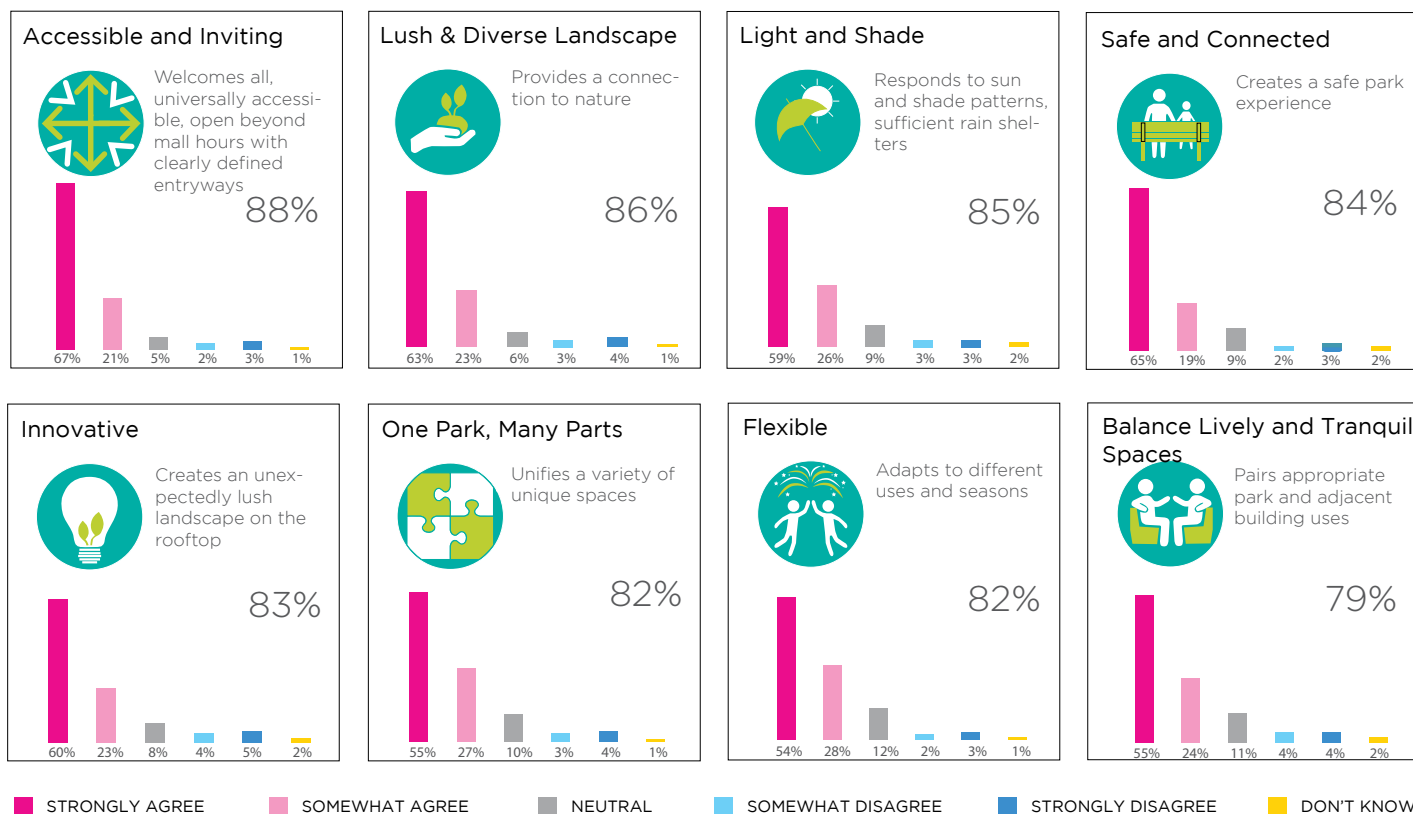
276 people contributed open-ended responses to the “Tell us why” portion of the question. Comments generally emphasized support of the park vision, particularly an appreciation of the multi-use function of the park (36 comments), how the park offers something for everyone (19 comments), and the natural elements incorporated into the design. Respondents also commented they wanted the park to provide a quiet place to relax (14 comments). Some were skeptical about the origin or need for the park (15 comments).

## 2. RESULTS

### 2.2 DRAFT PARK PRINCIPLES

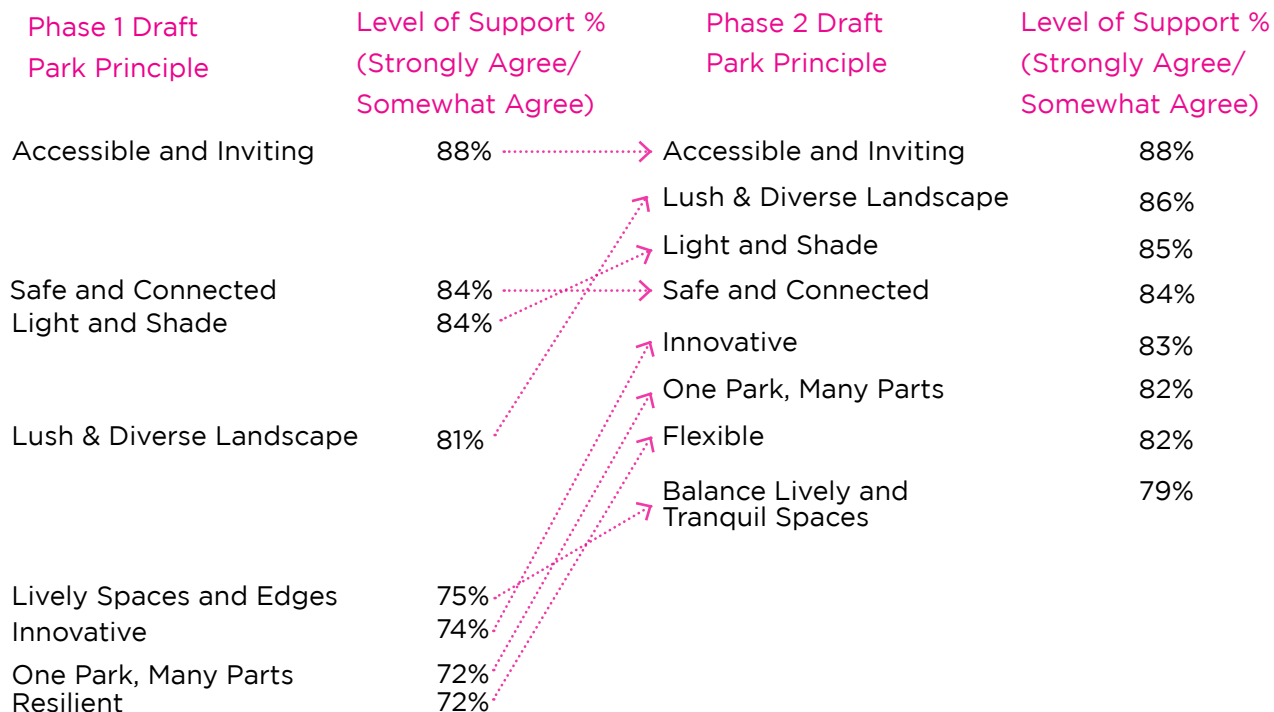
Eight draft park principles were presented to the public in the first phase of consultation. These were refined and in some cases renamed to reflect this input.

In phase 2, respondents were asked to indicate their level of support for the updated principles. The majority of participants supported the proposed principles. “Accessible and Inviting” received the strongest level of support (88%), followed by “Lush and Diverse Landscape” (86%), then “Light and Shade” (85%). “Balance Lively and Tranquil Spaces” All principles received at least 79% support and between 5% and 12% neutral.



## 2.2 DRAFT PARK PRINCIPLES

Overall support for the draft park principles increased by 5%, from an average of 79% in phase 1 to 84% in phase 2. The following diagram indicates how the levels of support changed from phase 1 to phase 2.





## 2.3 DRAFT PARK CONCEPT DESIGN

The draft park concept has evolved throughout the planning process, and incorporates feedback from the first phase of consultation. Overall, there was strong support for the draft park concept design presented in phase 2. The majority of respondents (78%) indicated that they “really like” or “like” the draft park concept. 13% feel neutrally about the park design. 13% feel neutrally about the park design.

REALLY LIKE IT



LIKE IT



NEUTRAL



DON'T LIKE IT



REALLY DON'T LIKE IT



- 
- 1 Children's Play
  - 2 Open Lawn
  - 3 1/2 Mile Loop (800m) Path
  - 4 Youth Activities, Exercise Area
  - 5 Pavilion
  - 6 Outdoor Dining Terrace
  - 7 Community Learning Garden
  - 8 Pollinator Gardens
  - 9 Dog Off-Leash Area
  - 10 Grand Stairway
  - 11 Interactive Water Feature
  - 12 Park Washrooms at Park Level

Comments concentrated on appreciation for the multi-use nature of the park (40 comments), and others expressed they like the green space and natural elements of the park (13 comments). Some felt the design was too busy and can't be everything to everyone (14 comments), while others like the inclusiveness and multi-functionality of the park (12 comments).

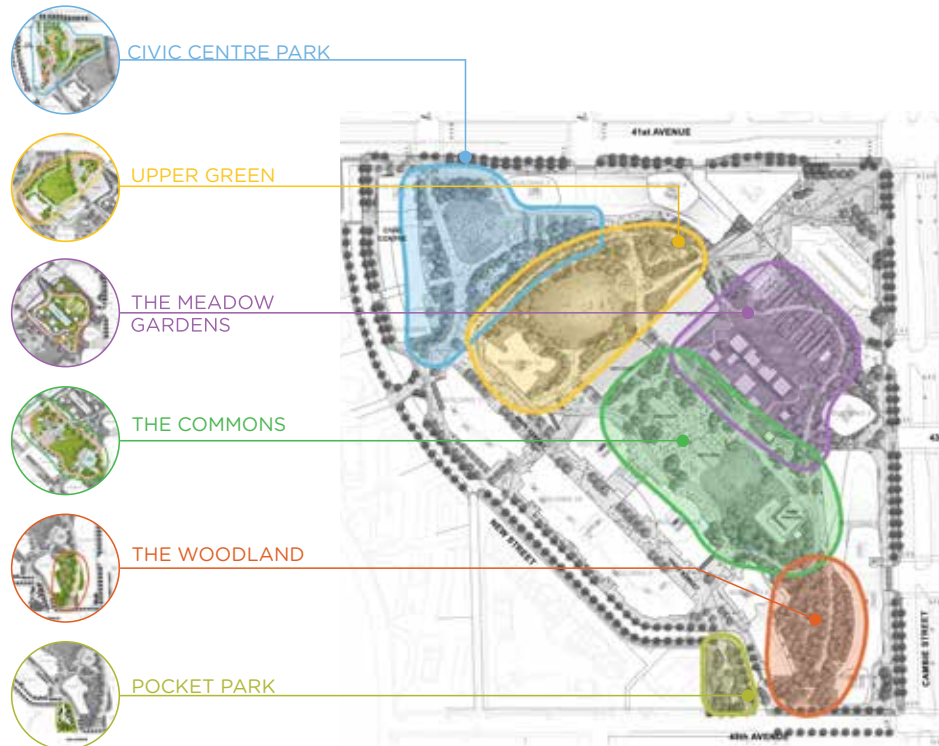
*"I like the combination of different areas for different purposes and the interplay between functionality (buildings) and recreation (parks)."*

*"Combines so many different aspects of green space, with multiple functions for all different groups of people."*

*"My only concern is whether the park is trying to meet too many needs and whether the space is big enough to accommodate all the needs."*

## 2.3 DRAFT PARK CONCEPT AREAS

The draft park concept includes 6 distinct park areas. Respondents were asked about each. The three most strongly supported park concept areas were the Meadow Gardens (82%), Woodland (81%), and Civic Centre Park (80%). The Pocket Park received the lowest amount of support with 70% of participants liking the design, followed by the Upper Green (75%), and the Commons (79%). The following illustration provides locations of the concept areas within the park. A summary of feedback received on each concept area follows.



Overall support for the concept areas increased by 4%, from an average of 74% in phase 1 to 78% in phase 2. Range in support for the concept areas shifted 54% to 85% (phase 1) to 70% to 85% (phase 2).

Phase 1 Concept Area	Level of Support % (Really Like It/ Like It)	Phase 2 Concept Area	Level of Support % (Really Like It/ Like It)
Woodland	85%	Meadow Gardens	82%
Meadow Gardens	81%	Woodland	81%
		Civic Centre	80%
		Commons	79%
Upper Green	77%	Upper Green	75%
		Pocket Park	70%
Pocket Park	68%		
Commons Ideas 1 and 2	61-67%		
Civic Centre Ideas 1 and 2	54-63%		

## THE MEADOW GARDENS

The Meadow Gardens concept area received the highest support (82%). Respondents like the gardens (42 comments) and would like to see the area designed and managed as habitat for bees, birds and other pollinators (43 comments). A few comments related to concern that the area is aesthetically messy (13 comments) and shouldn't have gardens (12 comments), while others want the Meadow Gardens to be an informal area (11 comments).

*"Excellent to include community garden plots and with opportunities to learn about gardening etc."*  
*"I love many open spaces as close to wild/natural as possible."*  
*"I have been disappointed with the appearance of community garden spaces. They become quite messy after a few years..."*  
*"This will bring tranquility and relaxation to an urban environment. Great job!"*



203  
COMMENTS

309	REALLY LIKE IT   51%
184	LIKE IT   31%
66	NEUTRAL   11%
22	DON'T LIKE IT   4%
22	REALLY DON'T LIKE IT   4%

82% LIKE THE DESIGN

## THE WOODLAND

The Woodland also received high support (81%) and the highest grouping of comments (51 comments). Many respondents expressed that the Woodland should be bigger (22 comments), or elements of the area, such as the use of native plants, expanded into other areas of the park. Others expressed a desire for the Woodland to act as a quiet place to relax, walk, sit, and find solitude (20 comments). Comments emphasized support for the natural feel of the area (12 comments) and the use of native plants (11 comments). Some are concerned about safety—particularly that the dark and lush areas also provide good hiding places (19 comments).

*"Can it be bigger? With lots of people it will be crowded and won't serve its purpose of being tranquil."*  
*"Make it bigger! I would love to see the woodland occupy a larger proportion of the park."*  
*"Love the idea of incorporating a true west coast forest feel into this park, more of this concept please!"*  
*"My only fear is that it will be too secluded...please have sufficient lights for night time illumination."*



222  
COMMENTS

312	REALLY LIKE IT   52%
175	LIKE IT   29%
63	NEUTRAL   10%
30	DON'T LIKE IT   5%
23	REALLY DON'T LIKE IT   4%

81% LIKE THE DESIGN



## THE CIVIC CENTRE PARK

Support for the Civic Centre park design increased from 54%-63% in phase 1 to 80% in phase 2. Respondents like the multi-use function of the area (15 comments), and how the Civic Centre is inviting and well-connected to areas outside the park (12 comments). Others noted that there should be more space for play, more seating, sheltered and shaded areas, and more emphasis on a natural feel to the area. These comments were minimal in numbers.

*"The connection with the public community centre is essential."*

*"It looks well designed for multiple uses and a good place for families."*



188  
COMMENTS

	231	REALLY LIKE IT   38%
	254	LIKE IT   42%
	72	NEUTRAL   12%
	24	DON'T LIKE IT   4%
	22	REALLY DON'T LIKE IT   4%

80% LIKE THE DESIGN

## THE COMMONS

Support for the Commons increased from 61 - 67% in phase 1 to 79% in phase 2. Comments primarily reflected support for the vibrant, multi-use nature of the park (16 comments). Respondents expressed appreciation for this area as a community-hub that facilitates social interaction (12 comments) and hosts a variety of things to do for all ages, such as parents having the opportunity to enjoy food while watching their children play. There is some concern that there's too much going on in this area (12 comments), and concerns about this area attracting lots of people (8 comments). Some suggested the Commons could have more of a natural feel by adding more trees and having less concrete.

*"Looks very inviting to a wide variety of people."*

*"Too much pavement, not enough trees."*

*"Great to have an outdoor eating area (some part of which should be licensed). Potentially fun family area where parents can lounge and children play."*

*"Looks like a space that's trying to serve too many interests all at once."*

*"Great to have a large common area for people to gather. I like the potential to use the space for social events, something fun and different for the area."*



211  
COMMENTS

	254	REALLY LIKE IT   42%
	225	LIKE IT   37%
	63	NEUTRAL   10%
	32	DON'T LIKE IT   5%
	29	REALLY DON'T LIKE IT   5%

79% LIKE THE DESIGN

## UPPER GREEN

The Upper Green remained consistently supported between phases of consultation (77% and 75%). The most commented-on topic was the off-leash dog area. Some respondents expressed support for a dog off-leash area (45 comments), others are not supportive of a space dedicated to dogs and their owners (25 comments). Some respondents expressed they like the openness of the Upper Green (10 comments), while others noted the area should have more trees (13 comments).

*"The whole area seems open and safe & provides for a variety of activities."*

*"More shaded and rain protected seating and eating space."*

*"Not really a fan of off leash dog area nearby. Dog owners invariably let their dogs off leash outside the area and leave poop around."*

*"I was concerned about the off-leash area but I like how it is off to the side surrounded by greenery that will help reduce the noise (barking, etc)."*



209  
COMMENTS

231	REALLY LIKE IT   38%
221	LIKE IT   37%
89	NEUTRAL   15%
37	DON'T LIKE IT   6%
25	REALLY DON'T LIKE IT   4%

75% LIKE THE DESIGN

## POCKET PARK

Pocket Park remained consistently supported between phases of consultation at 68% and 70% with at least 20% responding neutrally. Respondents noted general support for the Pocket Park (14 comments), and concerns for safety—specifically having a children's play space close to the street (28 comments). Others noted liking the design and the play space (9 comments), and think it should be bigger (10 comments). While some believe the area draws people into the rest of the park (7 comments) and is inviting (5 comments), others expressed that the area feels disconnected from the rest of the park and the design needs to facilitate better connection (8 comments).

*"I like the seating around the playground - makes it easier to keep an eye on kids!"*

*"Looks as if the playground could be bigger. I'm sure it will be well used."*

*"Not sure if a space for small children belongs by the busy street."*

*"Good idea, creating purposeful flow."*

*"It seems kind of disconnected from everything else especially if it's on the other side of the new street."*



175  
COMMENTS

197	REALLY LIKE IT   33%
226	LIKE IT   37%
123	NEUTRAL   20%
32	DON'T LIKE IT   5%
25	REALLY DON'T LIKE IT   4%

70% LIKE THE DESIGN

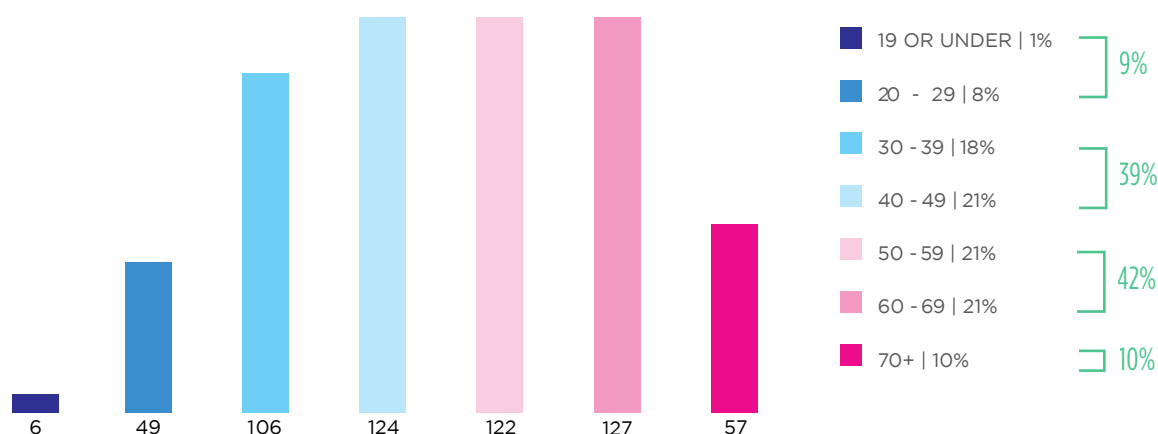
## 2.5 DEMOGRAPHICS

Participants were asked a few demographic questions to gain a sense of how representative they were of the broader community, and how they're connected to the park.

Respondents were varied in age, however, not all age groups had proportional representation. Only 9% of respondents were under the age of 29 and 10% over 70. The majority of respondents were between the ages of 30 and 69 years-old, and there was balanced representation between these age groups city-wide. By comparison, Talk Vancouver panel members' age profile consists of: 15% under 30, 52% between 30 and 49, 28% between 50 and 69, and 5% above 70. There is no substantial correlation between questionnaire results and age.

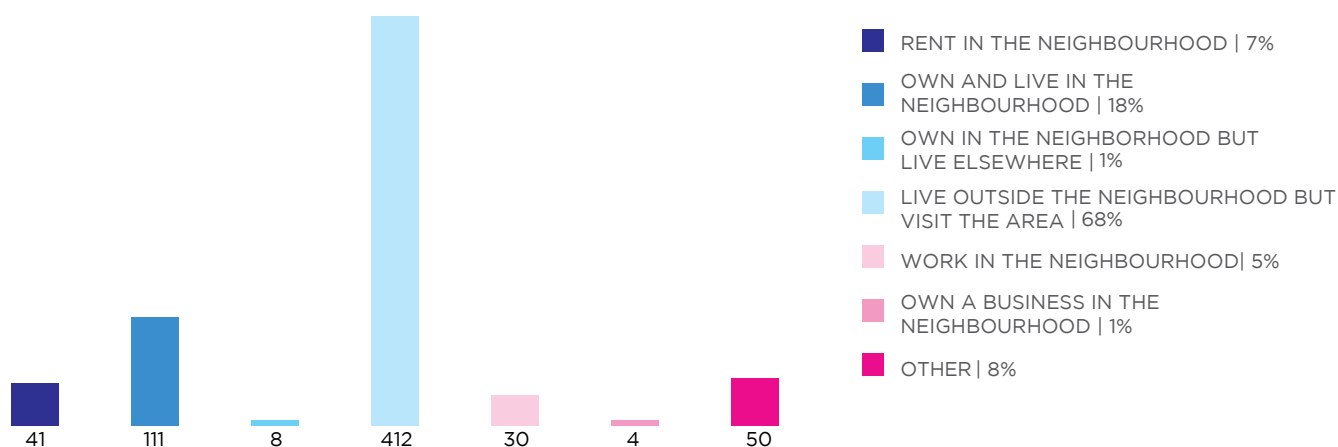
The graph below indicates the age of respondents, as well as how age groups compare between questionnaire respondents and TalkVancouver members. 83% of respondents heard about the questionnaire through TalkVancouver.

### AGE GROUP



The majority of participants live in Vancouver (90%) with representation from across the city. The graph below shows us how respondents are connected to the park. The greatest proportion (68%) live outside the neighbourhood but visit the area.

### CONNECTIONS TO THE PARK





### 3. QUESTIONNAIRE

#### New Park at Oakridge Centre – Draft Park Concept

The Vancouver Park Board is planning a new 9 acre park as part of the redevelopment of Oakridge Centre. The public park will be the first of its kind in Vancouver, located partially on the roof of the mall and partially at ground level. The new park will help meet the Vancouver Park Board's vision to connect people in Vancouver to nature, active living, and community.

In the fall of 2017 you shared your vision for the park and provided feedback on preliminary design ideas (A summary of what we heard in round 1 of engagement can be found online at [vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park).)

Now we have a draft concept we'd like you to review. Your feedback will be considered in the development of the preferred park concept that will be presented to the Vancouver Park Board for decision in summer 2018.

Please review the information boards from the May 2018 open houses at: [vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park).

Tell us what you think of the Draft Concept! Please help shape our future park.

*The questionnaire is open until May 27, 2018 and is available at [vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park).*

---

#### Park Vision

In our last round of engagement we asked the public about their vision for the new park, and this feedback was used to help craft a draft vision:

*The new park at Oakridge Centre will provide a diverse and welcoming collection of park spaces balancing tranquil and active uses strongly connected by an unexpected rooftop Pacific-northwest landscape.*

*It will ensure vibrant interaction between the adjacent civic centre and the shopping mall uses to create a lively city-wide destination while also serving the daily park and recreation needs of nearby residents.*

1. How well do you think this vision captures your overall ideas for the future park?

☐ Very well    ☐ Fairly Well    ☐ Neutral    ☐ Not well    ☐ Not at all    ☐ Don't Know

Please tell us why:

---

---

---

---

## Park Principles

In our last round of engagement we showed you eight guiding design principles that provide direction for the park design. We've updated these based on your feedback. More information on each principle is included on Information board #6a and is also available online at [vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park).

### 2. Do you agree or disagree with the updated park principles?

Principles	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree	Don't know
Accessible and Inviting <i>Welcomes all, universally accessible, open beyond mall hours with clearly defined entryways</i>						
Safe and Connected <i>Creates a safe park experience</i>						
A Lush and Diverse Landscape <i>Provides a connection to nature</i>						
Light and Shade <i>Responds to sun and shade patterns, sufficient rain shelters</i>						
Flexible <i>Adapts to different uses and seasons</i>						
Balance Lively & Tranquil Spaces <i>Pairs appropriate park and adjacent building uses</i>						
One Park, Many Parts <i>Unifies a variety of unique spaces</i>						
Innovative <i>Creates an unexpectedly lush landscape located on the rooftop</i>						

Please tell us why:

---



---



---



---

## Draft Park Concept Design

The draft park concept has evolved throughout the planning process based on public feedback, technical and site conditions and Park Board policy. We have heard that *it is important to you* to create a lush landscape with strong connections to nature and a highly functional park that can accommodate a diversity of activities while balancing quiet areas for rest, relaxation and a variety of seating. Did we get it right? More detailed questions on the design follow in subsequent questions.

3. What do you think about the draft concept design? Please review with board #10.

☐ really like it    ☐ like it    ☐ neutral    ☐ don't like it    ☐ really don't like it

Please tell us why:

---

---

---

---

## Park Areas

The park is divided into six areas each with a unique identity and a diversity of design elements and activities that were informed by your feedback. The areas are defined in information boards #11-#17 and at [vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park).

### The Civic Centre Park

The Civic Centre Park is at street level and provides an introduction to the larger park on the roof. It is easily accessed from 41<sup>st</sup> avenue and the civic centre, allowing community centre activities to spill outside and animate the park. It includes a large playground, flexible lawn and covered pavilion for daily and small event use.

4. Overall, what do you think about the design for this park area? Please review with board #12a and b.

☐ really like it    ☐ like it    ☐ neutral    ☐ don't like it    ☐ really don't like it

Please explain:

---

---

---

---

---

## The Upper Green

The Upper Green is designed to be a large open lawn space with a lush treed backdrop, located on the upper level of the park. A fenced off-leash dog area is located nearby.

5. Overall, what do you think about the design for this park area? Please review with board #13.

☐ really like it    ☐ like it    ☐ neutral    ☐ don't like it    ☐ really don't like it

Please explain:

---

---

---

---

---

### The Commons

The Commons is designed to provide a hub of activity next to restaurants, retail stores and outdoor dining patios. It is designed to encourage use throughout the day and evening, during all seasons and includes a large open lawn area with covered pavilion for daily and event use, trees and landscaped areas for shade and seating. The plaza area has multi-purpose flexible space for events or exhibitions and an interactive water feature, workout, play and games areas.

6. Overall, what do you think about the design for this park area? Please review with board #14a and b.

☐ really like it    ☐ like it    ☐ neutral    ☐ don't like it    ☐ really don't like it

Please explain:

---

---

---

---

---

### The Meadow Gardens

The Meadow Gardens is a lush wildflower and grass landscape for strolling and bird watching and will provide food and homes for birds and other pollinators. An adjacent community learning garden and support space would provide opportunities to work together to grow, share and learn about a wide variety of fruits and vegetables, beekeeping and other gardening pursuits.

7. Overall, what do you think about the design for this park area? Please review with board #15a and b.

☐ really like it    ☐ like it    ☐ neutral    ☐ don't like it    ☐ really don't like it

Please explain:



---

---

---

---

---

### **The Woodland**

The Woodland is envisioned as a lush urban forest with boardwalks and attractive seating areas. A diversity of understory plants, showcasing a diversity of Pacific Northwest native flora, will create a green, restorative experience in contrast to some of the more active spaces in the park.

8. Overall, what do you think about the design for this park area? Please review with board #16 a and b.

☐ really like it    ☐ like it    ☐ neutral    ☐ don't like it    ☐ really don't like it

Please explain:

---

---

---

---

---

### **The Pocket Park**

The Pocket Park is designed to provide a neighbourhood park at street level as well as lead people to the entrance to the larger rooftop park. The park will bring people together for a mix of active play and opportunities for social activities.

9. Overall, what do you think about the design for this park area? Please review with board #17.

☐ really like it    ☐ like it    ☐ neutral    ☐ don't like it    ☐ really don't like it

Please explain:

---

---

---

---

---

10. Do you have any additional comments you would like to share?

---

---

---

---

---

### Demographics

It is important to us that we hear from a diversity of people and perspectives. The following questions help us to determine how the feedback we receive represents the community. Please note that individual responses are treated as anonymous.

11. Please provide your home postal code: \_\_\_\_\_

12. What is your connection to the park site? (Select all that apply)

- ☐ Rent in the neighbourhood
- ☐ Own and live in the neighbourhood
- ☐ Own in the neighbourhood but live elsewhere
- ☐ Live outside the neighbourhood but visit the area
- ☐ Work in the neighbourhood
- ☐ Own a business in the neighbourhood
- ☐ Other, please specify \_\_\_\_\_

13. What age group do you fall into?

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> 19 or under | <input type="checkbox"/> 50-59       |
| <input type="checkbox"/> 20-29       | <input type="checkbox"/> 60-69       |
| <input type="checkbox"/> 30-39       | <input type="checkbox"/> 70-79       |
| <input type="checkbox"/> 40-49       | <input type="checkbox"/> 80 or older |

14. Do you have children under the age of 18 living in your household?

- ☐ Yes
- ☐ No

15. Do you identify as:

- ☐ Female
- ☐ Male
- ☐ Transgender
- ☐ None of the above. I identify as: \_\_\_\_\_
- ☐ Prefer not to say

16. What language do you speak most often at home?

- ☐ English
- ☐ French
- ☐ Cantonese
- ☐ Farsi
- ☐ German
- ☐ Hindi
- ☐ Italian
- ☐ Japanese
- ☐ Korean
- ☐ Mandarin
- ☐ Punjabi
- ☐ Spanish
- ☐ Tagalog
- ☐ Vietnamese
- ☐ Other (please specify)

17. How did you hear about this consultation?

- ☐ Direct mail / Notification card
- ☐ Newspaper ad
- ☐ Vancouver.ca
- ☐ Media article
- ☐ Facebook
- ☐ Twitter
- ☐ Email / List serve
- ☐ Friend (word of mouth)
- ☐ Other (please specify): \_\_\_\_\_

#### ENGAGEMENT EXPERIENCE

18. Please indicate how much you agree or disagree with the following statements:

	Strongly agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree
The content presented was clear and understandable					
I understood how my input would be used					
I felt that my input would make a difference					
I felt that participating was a valuable experience for me					

I had the opportunity to share my views					
I felt learned something new					

19. Have you participated in any consultation events for the new park at Oakridge Centre before today? (check all that apply)

- ☐ Yes I attended the open house in December
- ☐ Yes I provided input through a previous questionnaire
- ☐ No I haven't participated before

---

**Thank you!**

**What's next?**

Your feedback will help us revise the draft concept before it is presented to the Vancouver Park Board for their decision later this summer.

Do you know someone else who might be interested in sharing their views? Please direct them to:  
[vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park)

**This questionnaire will be open until May 27, 2018.**